

UTC 88149-LW

2010-009173

Klamath County, Oregon



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08/03/2010 03:30:50 PM

Fee: \$52.00

After recording, return to:
(File No. 78160020)

Mark B. Comstock
P.O. Box 749
Salem OR 97308

Until a change is requested, all tax statements
shall be sent to the following address

James M. Severin
P.O. Box 1339
Chiloquin OR 97624

MEMORANDUM OF LAND SALE CONTRACT

BY AN INSTRUMENT in writing, dated 8-3-2010 James M. Severin as Seller, and Isaac E. Rodriguez-Camacho as Buyer, made and entered into a contract in which Seller agrees to sell and Buyer agrees to purchase the following-described real property, situated in the County of Klamath, State of Oregon, to wit:

The E1/2 E1/2 SW1/4 SE1/4 of Section 24, Township 32 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying North of the center thread of the Williamson River.

and commonly known as HC63, Box 402, Hwy 97 N., Chiloquin, OR 97624, and bearing Tax Account No. 3207-02400-00600-000; Key Number 84615; Code Number 008.

The contract provides, among other things, that Buyer shall not assign, sell or transfer his interest in the real property or the contract without Seller's written consent.

The terms and conditions of the contract are fully set forth in the contract and reference thereto is hereby made.

The true consideration for this transfer is \$134,900.00

SUBJECT TO:

1. Taxes for the fiscal year 2010-2011, a lien not yet due and payable.
Account No: 3207-02400-00600-000 Key No: 84615 Code No: 008

Oregon's tax year runs from July 1st through June 30th. Taxes are due and payable in full on November 15th. Taxes may also be paid in three payments: 1/3 on November 15th, 1/3 on February 15th and 1/3 on May 15th. Interest accrues on any amounts not paid on November 15th. There is a 3% discount if taxes are paid in full on November 15th.

52Amt

2. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Klamath Lake Timber Fire Patrol.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Klamath Lake Grazing Fire Patrol.
4. Rights of fishing, navigation, commerce, flood control, propagation of anadromous fish, and recreation, and other rights of the public, Indian tribes or governmental bodies in and to the waters of the within described streams, rivers, lakes or other water bodies; and any adverse claim based on the assertion (a) that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any changes in the location of such water bodies; (b) that any portion of the subject land has been created by artificial means or has accreted to such portions so created, or based on the provisions of ORS 274.905 through 274.940; or (c) that any portion of the subject land is now or at any time has been below the ordinary high water line of such water bodies. The water bodies to which this exception pertains are: Williamson River.
5. Subject to all subsurface rights except water, to the heirs of Virgil Wilson, their heirs and assigns as set forth in that certain instrument dated September 3, 1957, recorded November 1, 1971 in Volume M71, page 11459, Microfilm Records of Klamath County, Oregon.
6. Subject to such rights as the Pacific Telephone and Telegraph Company may have under the Act of March 3, 1901 as set forth in that certain instrument dated September 3 1957, recorded November 1, 1971 in Volume M71, 11459, Microfilm Records of Klamath County, Oregon.
7. An easement created by instrument, subject to the terms and provisions thereof;
Dated: July 17, 1972
Recorded: January 22, 1976
Volume: M76, page 1098, Microfilm Records of Klamath County, Oregon
For: 60 foot roadway for ingress and egress over the Northerly boundary
8. Telephone Right of Way Easement, subject to the terms and provisions thereof;
Recorded: September 12, 1983
Volume: M83, page 15543, Microfilm Records of Klamath County, Oregon
9. An easement created by instrument, including the terms and provisions thereof, dated August 2, 1982 recorded August 13, 1982 in Book M82, page 10495, Microfilm Records of Klamath County, Oregon in favor of Larry W. Null, Sr. and Dortha M. Null, husband and wife, Preston H. Gandy and Ella M. Gandy, husband and wife, for a permanent, assignable, non-exclusive easement for the use of an existing road 20 feet wide.

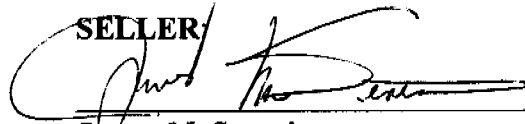
10. An easement created by instrument, including the terms and provisions thereof, dated July 8, 1977, recorded June 6, 2001 in Book M01, page 26508, Microfilm Records of Klamath County, Oregon in favor of Midstate Electric Cooperative, Inc., a Cooperative Corporation, for electric transmission and/or distribution line of system.
11. Application to Exempt a Manufactured Structure from Registration and Titling, subject to the terms and provisions thereof;
Dated: June 25, 1996
Recorded: May 31, 1996
Volume: M96, page 19283, Microfilm Records of Klamath County, Oregon
12. Notwithstanding Paragraph 4 of the insuring clauses of the policy, the policy will not insure against loss arising by reason of any lack of a right of access to and from the land.

STATUTORY DISCLAIMER.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

DATED this 3 day of August 2010.

SELLER:


James M. Severin

8-3-10
(Date)

BUYER:


Isaac E. Rodriguez-Camacho

8-3-10
(Date)





STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on this 3 day of August 2010, by
James M. Severin.

Lisa Weatherby
NOTARY PUBLIC FOR OREGON
My Commission Expires: 11/20/2011



STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on this 3 day of August 2010, by
Isaac E. Rodriguez-Camacho.

Lisa Weatherby
NOTARY PUBLIC FOR OREGON
My Commission Expires: 11/20/2011

