

WTC 89615-LW

2011-001088

Klamath County, Oregon



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01/28/2011 03:48:49 PM

Fee: \$52.00

After recording, return to:  
(File No. 78160021)

AmeriTitle  
Attn: Lisa Weatherby  
300 Klamath Avenue  
P.O. Box 5017  
Klamath Falls OR 97601

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

Jeff or Patricia Hahne  
41430 Highway 97 N.  
Chiloquin OR 97624

### MEMORANDUM OF LAND SALE CONTRACT

BY AN INSTRUMENT in writing, dated January 27, 2011, James M. Severin as Seller, and Jeff Hahne and Patricia Hahne 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 S1/2 N1/2 NE1/4 NE1/4 that lies West of U.S. Highway No. 97 in Section 28, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

The true consideration for this transfer is Eighty-Nine Thousand, Nine Hundred Dollars (\$89,900.00).

#### SUBJECT TO:

- A. The effect of an Easement, subject to the terms and provisions thereof;  
Recorded: September 29, 1978  
Volume: M78, page 23427, Microfilm Records of Klamath County, Oregon  
First Party: Jimmy Lee Scott  
Second Party: William J. and Ann Finnegan  
For: Automobile runway, adjoining parcels, (No Section, Township or Range was shown on document.) Reference is made to document for particulars.
- B. Right of way, subject to the terms and provisions thereof;  
Dated: November 8, 1979  
Recorded: April 9, 1980  
Volume: M80, page 6655, Microfilm Records of Klamath County, Oregon  
In favor of: Pacific Power and Light Company

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- C. Telephone Right of Way easement, subject to the terms and provisions thereof;  
Dated: February 9, 1983  
Recorded: September 13, 1983  
Volume: M83, page 15481, Microfilm Records of Klamath County, Oregon  
In favor of: Telephone Utilities of Eastern Oregon, Inc.
- D. Right of Way easement, subject to the terms and provisions thereof;  
Dated: September 15, 1988  
Recorded: September 19, 1988  
Volume: M88, page 15470, Microfilm Records of Klamath County, Oregon  
In favor of: Pacific Power and Light Company
- E. Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission, which provided that no right of easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.  
Recorded: May 21, 1990  
Volume: M90, page 9650, Microfilm Records of the Klamath County, Oregon
- F. Agreement for Easement created by instrument, subject to the terms and provisions thereof,  
Dated: October 25, 1990  
Recorded: March 4, 1991  
Volume: M91, page 3815, Microfilm Records of Klamath County, Oregon  
First Party: William J. and Ann R. Finnegan  
Second Party: Charles and Elayne Powell  
For: A road easement across the property on a north/south line following a natural valley across said property
- G. An easement created by instrument, subject to the terms and provisions thereof;  
Dated: February 25, 1991  
Recorded: March 4, 1991  
Volume: M91, page 3817, Microfilm Records of Klamath County, Oregon  
First Party: Charles and Elayne Powell  
Second Party: William and Ann R. Finnegan
- H. Application to Exempt a Manufactured Structure from Registration and Titling, subject to the terms and provisions thereof;  
Recorded: June 20, 1996  
Volume: M96, page 18324, Microfilm Records of Klamath County, Oregon
- I. The effect of an Easement, subject to the terms and provisions thereof;  
Dated: April 24, 1999  
Recorded: May 5, 1999  
Volume: M99, page 17242, Microfilm Records of Klamath County, Oregon  
In favor of: Charles J. Miller and Joan R. Miller, Sterling H. Wilson, Jr. and Leroy A. Jacobus and Joyce M. Jacobus, to each other and adjacent property owners

The effect of a Revocation of Easement, subject to the terms and provisions thereof;  
Recorded: June 17, 1999  
Volume: M99, page 23955, Microfilm Records of Klamath County, Oregon  
By: Charles J. Miller and Joan R. Miller

and commonly known as 41430 Highway 97 N., Chiloquin OR 97624, and bearing Tax Account No. 3407-0280A0-00700-000, Key No. 195915, Code No. 118.

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.

**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 27 day of January, 2011.

SELLER:

  
James M. Severin

1-27-11  
(Date)

BUYER:

  
Jeff Hahne

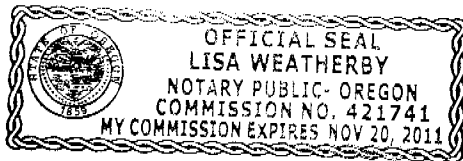
1/27/11  
(Date)

  
Patricia Hahne

1/27/11  
(Date)

STATE OF OREGON            )  
                                      ) ss.  
County of Klamath            )

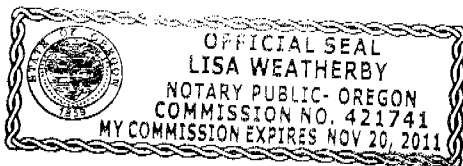
This instrument was acknowledged before me on 27 day of January 2011, by James M. Severin.



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

STATE OF OREGON            )  
                                      ) ss.  
County of Klamath            )

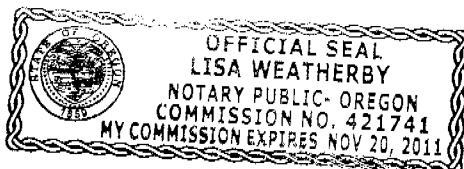
This instrument was acknowledged before me on 27 day of January 2011, by Jeff Hahne.



*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 27 day of January 2011, by Patricia Hahne.



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