

2012-011270

Klamath County, Oregon

10/10/2012 02:37:54 PM

Fee: \$52.00

WTC 94521 LW

After recording, return to
(File No. 78160023)

Mark B. Comstock
Garrett Hemann Robertson P.C.
1011 Commercial St. NE
PO Box 749
Salem, OR 97308-0749

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

MEMORANDUM OF LAND SALE CONTRACT

BY AN INSTRUMENT in writing, dated ^{October 4} ~~August 4~~, 2012, James M. Severin, as Seller, and Maria Caceres, 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:

Government Lot 19 and those portions of Government Lots 20, 21, 22, 27 and 30 lying East of the Easterly right of way line of State Highway 427 (Modoc Point Highway) in the SW1/4 of Section 29, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO:

- A. Taxes for the fiscal year 2012-2013, a lien not yet due and payable.

Account No: 3507-029C0-00100-000	Key No: 249724
	Code No. 118
Account No: 3507-029C0-00200-000	Key No: 249751
	Code No. 118
- B. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, and additional tax may be levied; in addition thereto a penalty may be levied if notice of disqualification is not timely given.
- C. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Modoc Point Irrigation District.
- D. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads or highways.

The true consideration for this transfer is \$389,500.00.

529wet

- E. Reservation in Patent, subject to the terms and provisions thereof;
Dated: November 17, 1957
Recorded: December 17m 1954
Volume: 271, page 196, Deed Records of Klamath County, Oregon
As follows:

“There is reserved from the land hereby granted a right of way thereon for ditches or canals constructed by the authority of the United States.”

(Affects Government Lots 19, 22, 27, 30 and other property)

- F. Reservations contained in Deed to Indian Land, subject to the terms and provisions thereof;
Dated: August 30, 1956
Recorded: October 29, 1956
Volume: 287, page 482, Deed Records of Klamath County, Oregon
As follows:

“Title conveyed subject to an existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights of way of record.”

(Affects Government Lot 21)

- G. Reservation of all subsurface rights, except water, including the terms and provisions contained therein, in deed from The United States of America, Department of the Interior.
Recorded: October 29, 1956
Volume: 287, page 482, Deed Records of Klamath County, Oregon

(Affects Government Lot 21)

and commonly known as 1919 Day School Road, Chiloquin, Oregon 97624, and bearing Tax Account No. 3507-029C0-00100-000 and 3507-029C0-00200-000.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 4 day of ~~August~~, 2012, October, *JMS*

SELLER:

James M. Severin
James M. Severin 10-4-12
(Date)

STATE OF OREGON)

) ss.
County of Klamath)

This instrument was acknowledged before me on 4 day of ~~August~~, 2012, by James M. Severin. October



Lisa Weatherby
NOTARY PUBLIC FOR OREGON
My Commission Expires: 11/20/2015

BUYER:

Maria Caceres
Maria Caceres

10-4-12
(Date)

STATE OF OREGON)

County of Klamath) ss.

This instrument was acknowledged before me on 4 day of ~~August~~ October, 2012, by Maria Caceres.

Lisa Weatherby
NOTARY PUBLIC FOR OREGON
My Commission Expires: 1/20/2015

