


Vendor Name and Address: Klamath County 305 Main St, Rm 121 Klamath Falls, OR 97601	<b>2015-004859</b> <b>Klamath County, Oregon</b>  00169469201500048590010015 05/13/2015 09:31:13 AM      Fee: \$42.00
Vendee(s) Name and Address: Klamath County and James R. Fine & Rolinda A. Fine 1505 Patterson Klamath Falls, OR 97603	
After recording, return to (Name, Address, Zip): Klamath County and James R. Fine & Rolinda A. Fine 1505 Patterson Klamath Falls, OR 97603	
Until requested otherwise, send all tax statements to (Name, Address, Zip): Klamath County and James R. Fine & Rolinda A. Fine 1505 Patterson Klamath Falls, OR 97603	

### MEMORANDUM OF LAND SALE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, that on **5/6/2015**, Klamath County, a Political subdivision of the State of Oregon, as vendor and **Klamath County and James R. Fine & Rolinda A. Fine**, as vendee(s) made and entered into a certain land sale agreement wherein said vendor agreed to sell to said vendee(s) and the latter agreed to purchase from said vendor the fee simple title in and to the following described real property in klamath county, state of oregon, to-wit:

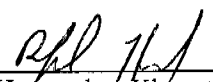
**Description of real property:** Altamont Acres 3RD Addition, Block 3, Lot 8

**Subject to covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters appearing of record.**

The true and actual consideration of the transfer, set forth in said Land Sale Agreement is , all deferred payments bear interest at the rate of 16% per annum from the date of said Land Sale Agreement until paid. \*Recording fee subject to change\*

In Witness Whereof the said vendor has executed this Memorandum on **5/6/2015**.

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, 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, and Sections 2 to 9 and 17, Chapter 855, Oregon Laws 2009, and Sections 2 to 7, Chapter 8, Oregon Laws 2010.

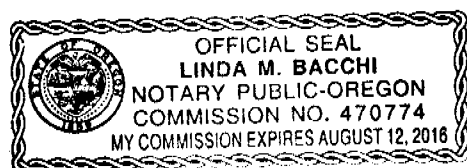
  
Rafael Hernandez, Klamath County Tax Collector


STATE OF OREGON, County of KLAMATH ) ss.

This instrument was acknowledged before me on this 6<sup>th</sup> day of May, 2015, by Rafael Hernandez, as Klamath County Tax Collector, duly authorized and directed to sign this instrument in lieu of the Chairman of the Board of County Commissioners of Klamath County, Oregon, and the duly elected qualified and acting Commissioners, respectively, of said County and State; and said Klamath County Tax Collector acknowledged said instrument to be the free act and deed of said County.

(SEAL)

IN WITNESS WHEREOF, I hereto set my hand and official seal.



  
Notary Public for the State of Oregon  
My Commission Expires: August 12, 2016