



2015-013733
Klamath County, Oregon
12/23/2015 11:15:13 AM
Fee: \$52.00

After recording, return to
(File No. 78160025)

~~James M. Severin~~ *JS* AMERITITLE
~~36358 Modoc Point Road~~ ACCOUNT SERVICING
~~Chiloquin, OR 97624~~ 300 KLAMATH AVE.
KLAMATH FALLS, OR 97601

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

Yulong USA Co. LTD
5623 Hughes Pl.
Fremont CA 94538-1025

MEMORANDUM OF LAND SALE CONTRACT

BY AN INSTRUMENT in writing, dated December 20, 2015, James M. Severin, as Seller, and Yulong USA Co. LTD, 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 of State Highway 427 (Modoc Point Highway) in the SW ¼ of Section 29, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO:

- A. Taxes deferred, as disclosed by the tax roll, the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use the property will be subject to additional taxes or penalties and interest.
- B. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Modoc Point Irrigation District.
- C. The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.
- D. Reservation in Patent, subject to the terms and provisions thereof;
Dated: November 17, 1957
Recorded: December 17, 1954
Instrument No.: Volume 271, page 196, Deeds Records.
- E. The provisions contained in Deed,
Recorded: October 29, 1956
Instrument No.: Volume 287, page 482, Deed Records.
As follows: See deed for particulars

F. Reservation of Oil, gas, minerals, or other, 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

Instrument No.: Volume 287, page 482, Deed Records

and commonly known as 1919 Day School Road Chiloquin, Oregon 97624, and bearing Tax Account Nos. R249724 and R249751. Map number R-3507-029C0-00200-00.

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

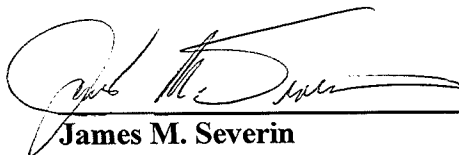
The terms and conditions of the contract are fully set forth in the contract and reference thereto is hereby made.

The true consideration for this transfer is \$438,800.00

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.

SELLER:

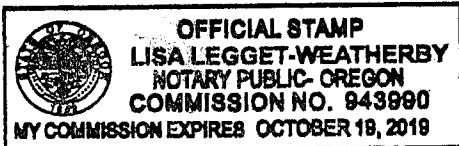


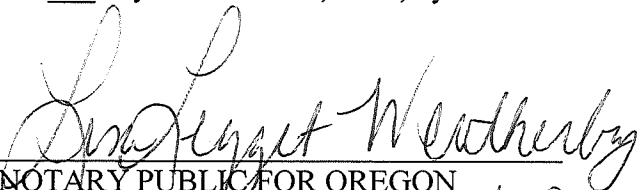
James M. Severin

12-22-15
(Date)

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on 22 day of December, 2015, by James M. Severin.




NOTARY PUBLIC FOR OREGON
My Commission Expires: 10/19/19

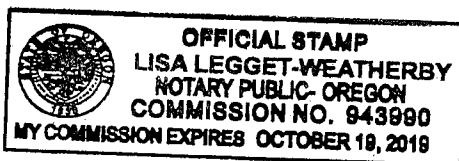
BUYER:

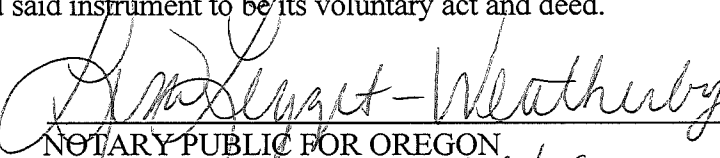
Yulong USA Co. LTD.

By Lanying Liu its Corporate Secretary

STATE OF OREGON)
) ss.
County of Klamath)

On this 22 day of December, 2015, personally appeared before me the within-named Lanying Liu, as Corporate Secretary an authorized representative of Yulong USA Co. LTD, and acknowledged said instrument to be its voluntary act and deed.




NOTARY PUBLIC FOR OREGON
My Commission Expires: 10/19/19