

2022-013214

Klamath County, Oregon

11/10/2022 10:06:02 AM

Fee: \$97.00

After Recording Return to:

AmeriTitle
300 Klamath Ave.
Klamath Falls, OR 97601
Attn: AmeriTitle Contract Servicing

**MEMORANDUM
OF
CONTRACT OF SALE**

This Memorandum of Contract of Sale (this "Memorandum") is made effective as of August 11, 2022 between Pine Cone LLC, an Oregon limited liability company ("Seller") whose address is P.O. Box 257, Klamath Falls, Oregon 97601 and Terra Nostra, LLC an Oregon limited liability company ("Purchaser") whose address is P.O. Box 148, Malin, Oregon 97632.

Pursuant to a Contract of Sale dated effective August 11, 2022 ("Contract"), Seller sold to Purchaser Seller's interest in that certain property in Klamath County, Oregon, more particularly described in the attached Exhibit "A". The terms upon which Seller has sold the Property to Purchaser are set forth in the Contract, to which reference is made for all purposes. The true and actual consideration for this conveyance is \$350,000. Purchaser will pay such amount, with interest, according to the terms of the Contract, under which the final payment of principal is due on August 11, 2026.

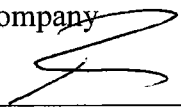
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, ORS 195.301 AND ORS 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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 ORS 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, ORS 195.301 AND ORS 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 Memorandum must be recorded in the official records of Klamath County, Oregon in order to give notice of the existence of the Contract. This Memorandum will not be deemed or construed to define, limit, or modify the Contract, or any provision thereof, in any manner.

IN WITNESS WHEREOF, the parties have caused this Memorandum to be executed as of the day and year first above written.

SELLER:

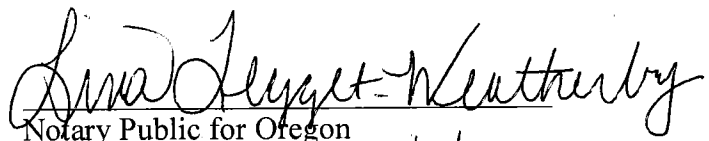
Pine Cone LLC, an Oregon limited
liability company



Robert J. Shaw, Manager

STATE OF OREGON)
) ss.
County of Klamath)

This record was acknowledged before me on November 9, 2022, by Robert J. Shaw as Manager of Pine Cone LLC, an Oregon limited liability company.

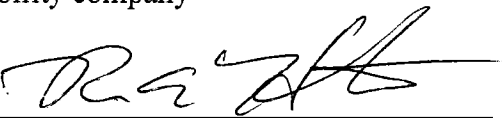


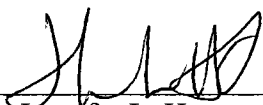
Notary Public for Oregon
My commission expires: 10/1/2023



PURCHASER:

Terra Nostra, LLC, an Oregon limited liability company

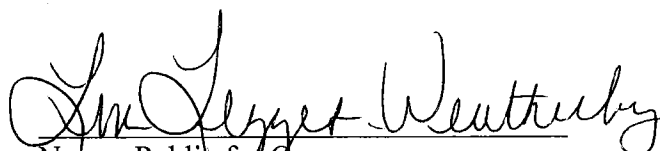
By: 
Ryan E. Hartman, Member

By: 
Jennifer L. Hartman, Member

STATE OF OREGON)
) ss.
County of Klamath)

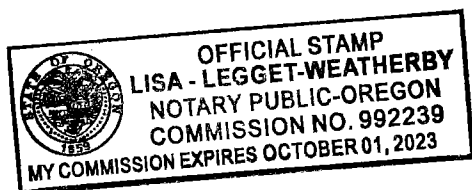
This record was acknowledged before me on November 9, 2022 by Ryan E. Hartman as a Member for Terra Nostra, LLC, an Oregon limited liability company.




Notary Public for Oregon
My commission expires: 10/1/2023

STATE OF OREGON)
) ss.
County of Klamath)

This record was acknowledged before me on November 9, 2022 by Jennifer L. Hartman as a Member for Terra Nostra, LLC, an Oregon limited liability company.



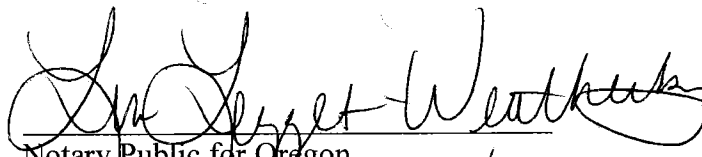

Notary Public for Oregon
My commission expires: 10/1/2023

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A parcel of land situate in the NE1/4 SE1/4 of Section 5, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the Southwest corner of the SE1/4 SE1/4 of said Section 5; thence North 00 degrees 33' 28" East, 1,332.50 feet to the Northwest corner of the SE1/4 SE1/4 of Section 5; thence South 89 degrees 52' 19" East, 867.35 feet to a 2-inch iron pipe; thence North 12 degrees 18' 31" West, 128.16 feet to 5/8 inch iron pin; thence North 25 degrees 00' 00" West, 228.22 feet to a point on the centerline of the Riverside Spur railroad tracks, thence North 34 degrees 48' 00" East, 50.00 feet to the point of beginning for this description; thence North 55 degrees 12' 00" West parallel to but 50.00 feet Northerly of the centerline of said tracks 362.60 feet to the beginning of a curve to the right; thence Continuing parallel to but 50.00 feet Northerly of said centerline of tracks along the arc of a 1,859.86 feet radius curve to the right (delta = 07 degrees 00' 24") 228.52 feet (long chord = North 51 degrees 41' 48" West, 227.30 feet); thence East along the Westerly extension of the North line of a tract of land described in Deed Volume 80 at page 68, Klamath County Deed Records, 820.13 feet to the Northeast corner of said tract of land; thence South 20 degrees 15' 00" East along the Easterly line of said tract of land 625.69 feet; thence leaving said Easterly line West 216.40 feet to a 1-inch iron pipe; thence North 55 degrees 12' 00" West, 419.12 feet to the point of beginning.

PARCEL 2:

All that certain parcel of land conveyed by Robert E. Strahorn to the Central Pacific Railway Company by deed dated March 24, 1926, and recorded June 2, 1926, in Volume 69 at page 623, Deed Records of Klamath County, Oregon, described as follows: Lots 6, 7, and 8 of Section 5 of Township 39 South, Range 9 E.W.M. Also the following described premises, to wit: Beginning at meander corner to fractional Sections 5 and 32, as established by the Government Survey, 31.50 chains East of the corner of Section 5, 6, 31, and 32; Townships 38 and 39 South, Range 9 E.W.M.; thence East 8.81 chains to right bank of Klamath River; thence in Section 5, South 39° East 9.71 chains; South 49 1/4° East 14.15 chains; South 43 1/4° East 11.86 chains; South 26 1/4° East 13.40 chains; South 23 1/4° East 12.63 chains; South 20 1/4° East 11.00 chains; West 6.93 chains; North 18° West 5.26 chains; North 55° West 6.00 chains; North 46 1/4° West 8.00 chains; North 26° West 16.50 chains; North 41 3/4° West 5 chains; North 34 1/4° West 33.00 chains to the meander corner at the place of beginning, containing 74.77 acres, more or less, saving and excepting:

1. That portion of Lot 6 and the land East thereof in the NE1 /4 of the SE1 /4 of said Section 5 conveyed to George H. Randell by Deed dated August 14, 1911 and recorded in Vol. 35 at Page 82 of Deed Records of Klamath County, Oregon; and
2. That certain parcel of land conveyed by Modoc Lumber Co. to the State of Oregon, State Highway Commission, as described on the Deed dated November 22, 1967 and recorded in Vol. M67 at Page 9130 of the Deed Records of Klamath County, Oregon.
3. That portion conveyed to Klamath County, a political subdivision of the State of Oregon recorded June 27, 1973 in Volume M73, page 8110, Records of Klamath County.