

2008-002605

Klamath County, Oregon



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02/29/2008 03:24:56 PM

Fee: \$31.00

MT081815

After recording return to:  
Alfred A. and Maria B. Reginato  
1743 Kearny Court  
Fairfield, California 94534

Until a change is requested  
all tax statements shall be sent to:  
Alfred A. and Maria B. Reginato  
1743 Kearny Court  
Fairfield, California 94534

MEMORANDUM OF CONTRACT OF SALE

DATED: February 22, 2008

BETWEEN: Linda L. Pernell, fka Linda L. Hall, Trustee of the Howard H. Pernell Living Trust  
Agreement dated February 25, 1999, ("Seller")

AND: Alfred A. Reginato and Maria B. Reginato ("Purchaser")

Pursuant to a Contract of Sale dated February 22, 2008, Seller sold to Purchaser Seller's interest in that certain property in Klamath County, Oregon, more particularly described as:

Lots 3 and 4 in Block 41, HILLSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SAVING AND EXCEPTING a 20 foot strip off the extreme Southwesterly side of the lot which was given to the county to widen the alley through Block 41.

Commonly known as 919 Newcastle Avenue, Klamath Falls, Oregon 97601.

If not earlier paid, all amounts owed under the Contract of Sale shall be due and payable on March 1, 2013. The true and actual consideration for this conveyance is \$: \$325,000.00 (Three Hundred and Twenty-Five Thousand Dollars).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE TO THE PROPERTY SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.

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/ / /  
/ / /

Memorandum of Contract of Sale; Page 1 of 2

3/AMT

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

**Seller:** Linda L. Pernell, fka Linda L. Hall, Trustee of the Howard H. Pernell Trust Agreement dated February 25, 1999

**Purchaser:**  
Alfred A. Reginato  
Maria B. Reginato

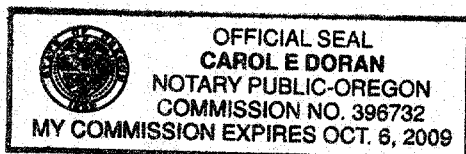
Linda L. Pernell, Trustee  
Linda L. Pernell, Trustee

Alfred A. Reginato  
Alfred A. Reginato

Maria B. Reginato  
Maria B. Reginato

STATE OF OREGON )  
County of Deschutes )

This instrument was acknowledged before me on February 28, 2008, by Linda L. Pernell, fka Linda L. Hall, as trustee of the Howard H. Pernell Living Trust Agreement dated February 25, 1999.



Carol E. Doran  
Notary Public for Oregon  
My commission expires: 10-6-2009

STATE OF \_\_\_\_\_ )  
County of \_\_\_\_\_ )

This instrument was acknowledged before me on February \_\_\_\_\_, 2008, by Alfred A. Reginato.

See attached  
Notary Public for  
My commission expires: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
County of \_\_\_\_\_ )

This instrument was acknowledged before me on February \_\_\_\_\_, 2008, by Maria B. Reginato.

See attached  
Notary Public for  
My commission expires: \_\_\_\_\_

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Solano

On Feb 22, 2008 before me, Tina L. M. Curry, Notary Public  
(Here insert name and title of the officer)

personally appeared Alfred A. Reginato and Maria B. Reginato

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Tina L. M. Curry  
Signature of Notary Public



(Notary Seal)

## ADDITIONAL OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

Memorandum of Contract  
(Title or description of attached document)

of Sale  
(Title or description of attached document continued)

Number of Pages 2 Document Date Feb 22, 08

\_\_\_\_\_  
(Additional information)

### CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)  
☐ Corporate Officer

\_\_\_\_\_  
(Title)

- ☐ Partner(s)  
☐ Attorney-in-Fact  
☐ Trustee(s)  
☐ Other \_\_\_\_\_

### INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, ~~is/are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document