

2008-009262

Klamath County, Oregon



00048696200800092620040048

06/24/2008 10:53:13 AM

Fee: \$36.00

First 1241309

After recording return to:

Jack and Rita William  
3305 Poppy Street  
West Sacramento, CA 95691

Send tax statements to:

Jack and Rita William  
3305 Poppy Street  
West Sacramento, CA 95691

## MEMORANDUM OF SALE

This Memorandum of Sale is entered into by and between Shashi Singh ("Seller") and Jack and Rita William ("Buyer"). Seller and Buyer executed that certain Contract Sale Amendment and that certain Commercial Real Estate Sale Agreement (collectively the "Agreements") in May 2008, memorializing the land sale contract between them regarding the Crater Lake Motel real property (the "Property"), the legal description of which is attached hereto as **Exhibit "A"**. The stated consideration for the Agreements is \$312,500.00 to be paid in periodic installments over no more than 35 years together with regular principal payments and interest thereon. Under the Agreements, Seller retains all legal right, title and interest in the Property, including the deed thereto, until Buyer has properly, fully and/or timely performed all obligations under the Agreements, including payment in full of all purchase money consideration, property taxes and insurance. At such time, The Agreements provide that Seller shall convey all right title and interest in the Property to Buyer by warranty deed. The Property is being sold on an "As Is" basis. The Agreements provide that, if Buyer fails to properly, fully and/or timely perform all obligations under the Agreements, the sale is null and void, Seller will automatically retain all right, title and interest in the Property, and Seller shall record a Deed of Reconveyance in favor of Seller previously executed by Buyer.

Dated this 18<sup>th</sup> day of June, 2008.

X Shashi Singh  
Shashi Singh, Seller

STATE OF \_\_\_\_\_ )  
 ) ss.  
County of \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_.

MEMORANDUM OF SALE, PAGE 1

See attachment

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# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Diego }

On June 18, 2008 before me, Stacy Chavez, Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared Shashi Singh  
Name(s) of Signer(s)



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.

Place Notary Seal Above

Signature Stacy Chavez  
Signature of Notary Public

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: Memorandum of Sale  
Document Date: Signed 6-18-08 Number of Pages: 1  
Signer(s) Other Than Named Above: none

### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Signer's Name: \_\_\_\_\_

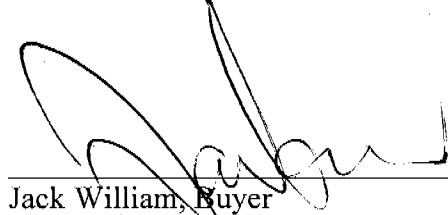
- ☐ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

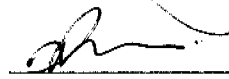
Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Notary Public for Oregon

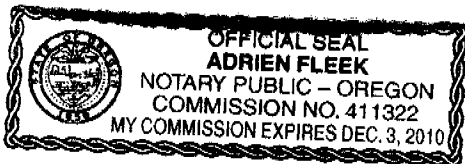
My commission expires: \_\_\_\_\_, 20\_\_\_\_

  
\_\_\_\_\_  
Jack William, Buyer

  
\_\_\_\_\_  
Rita William, Buyer

STATE OF Oregon )  
County of Marathon ) ss.

Personally appeared before me this 23 day of June, 2008 the above named Jack William and Rita William \_\_\_\_\_, and acknowledged the foregoing instrument to be their voluntary act and deed.



  
\_\_\_\_\_  
Commission Expires: 12-3-10

# Exhibit A

## Legal Description

Lots 4, 5, and 6 in Block 6 of Chemult, according to the official plat thereof on file in the office of County Clerk of Klamath County, OR

Key #: 168525