

1396-1110

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

2013-004859

Klamath County, Oregon

05/06/2013 04:01:37 PM

Fee: \$57.00

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 MODIFIED CONTRACT OF SALE

DATED: March 14 2013

BETWEEN: Linda L. Pernell, Karina M. Mayorga, Gregory H. Hall, and Kristina P. Hall ("Seller's Assignee")

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

Pursuant to a Contract of Sale dated February 22, 2008, Linda L. Pernell, fka Linda L. Hall, Trustee of the Howard H. Pernell Living Trust Agreement dated February 25, 1999, ("Seller") sold to Alfred A. Reginato and Maria B. Reginato ("Purchaser"), all of 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.

Pursuant to an Assignment of Contract by Vendor dated June 23, 2009, recorded in the recorded in the Microfilm Records of Klamath County, Oregon on August 4, 2009 in Volume 2009 at Page 010514, Seller assigned to Seller's Assignee all of Seller's right, title and interest in and to the Contract of Sale, together with Seller's right, title and interest in the property described therein and the moneys due and to become due under the Contract of Sale.

The Contract of Sale is modified to reduce the rate of interest to 5% per annum beginning when the Purchaser makes a payment to Seller's Assignee in the amount of \$25,000, which is due on or before April 1, 2013. The contract is further modified to require Purchaser to make monthly payments of not less than \$1,200 beginning May 1, 2013, and continuing on the first day of each month thereafter until the contract balance is paid, except on April 1, 2014 and April 1, 2015 when Purchaser shall pay Seller's Assignee the sum of \$25,000 on each date. If not paid earlier, all amounts owed under the Contract of Sale shall be due and payable on April 1, 2016.

The consideration for this Modification in terms of dollars is zero, but consists of the mutual promises and obligations of each party to the Modification of Contract.

Memorandum of Modified Contract of Sale: Page 1 of 5 w/ Notary Page in Fairfield,
S7 Amt C A AR

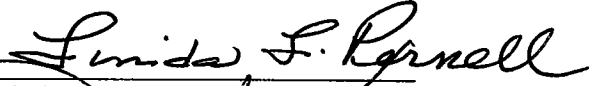
IN WITNESS WHEREOF, the parties have caused this memorandum to be executed as of the day and year first above written.

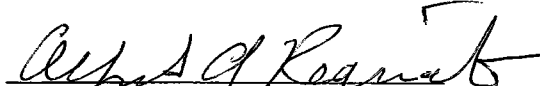
Seller's Assignee:

Linda L. Pernell
Karina M. Mayorga
Gregory H. Hall
Kristina P. Hall


Purchaser:

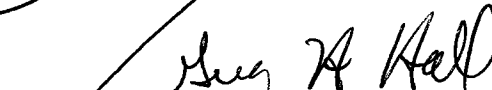
Alfred A. Reginato
Maria B. Reginato



Linda L. Pernell


Alfred A. Reginato


Karina M. Mayorga


Maria B. Reginato


Gregory H. Hall


Kristina P. Hall

ACKNOWLEDGMENTS OF NOTARIES PUBLIC

PURCHASERS

STATE OF CALIFORNIA)
)
County of _____)

This instrument was acknowledged before me on March ____, by Alfred A. Reginato.

Notary Public for California
My commission expires: _____

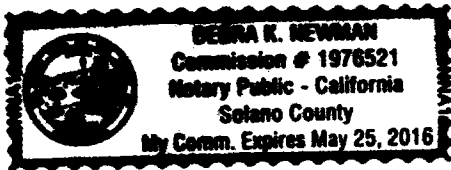
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Solano

On March 14 2013 before me, Debra K. Newman Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Alfred A. Reginato + Maria B. Reginato
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.

Signature Debra K. Newman
Signature of Notary Public

Place Notary Seal Above

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 Modified Contract of Sale

Document Date: March 14 2013 Number of Pages: 3

Signer(s) Other Than Named Above: N/A

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

PURCHASERS (cont'd)

STATE OF CALIFORNIA)
)
County of _____)

This instrument was acknowledged before me on March ____, by Maria B. Reginato.

Notary Public for California
My commission expires: _____

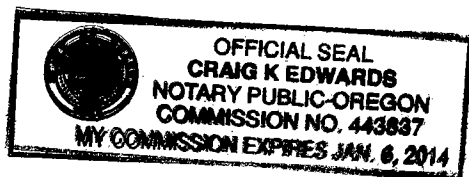
SELLER'S ASSIGNEES

STATE OF OREGON)
)
County of Deschutes)

This instrument was acknowledged before me on March 15, 2013, by Linda L. Pernell

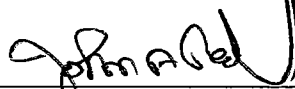


Notary Public for Oregon

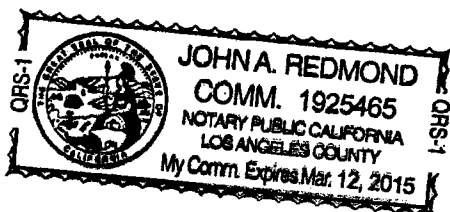


STATE OF CALIFORNIA)
)
County of LOS ANGELES)

This instrument was acknowledged before me on March 29, 2013, by Karina M. Mayorga



Notary Public for California
My commission expires: MARCH 12, 2015

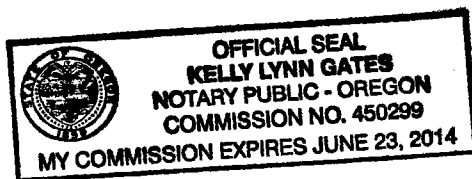


SELLER'S ASSIGNEES (cont'd)

STATE OF OREGON)

County of Lane)
~~Deschutes~~)

This instrument was acknowledged before me on April 9, 2013, by Gregory H. Hall

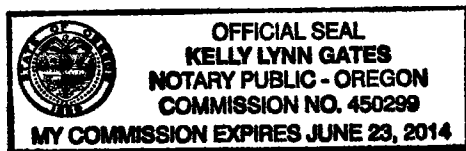


Kelly Lynn Gates
Notary Public for Oregon

STATE OF OREGON)

County of Lane)
~~Deschutes~~)

This instrument was acknowledged before me on April 9, 2013, by Kristina P. Hall



Kelly Lynn Gates
Notary Public for Oregon

AMERITITLE, has recorded this
Instrument by request as an accommodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.