

2020-010516

Klamath County, Oregon

08/24/2020 10:15:00 AM

Fee: \$97.00

(Memorandum of Contract of Sale)

AFTER RECORDING RETURN TO:

Joseph Schmitt
2136 Ford Parkway #8030
Saint Paul, MN 55116

**UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHOULD
BE SENT TO THE FOLLOWING ADDRESS:**

Kenneth Smith
5130 SW 204th Ave
Aloha, OR 97078

Acct. ID: 260620
Assessor No.: R-3510-015C0-02400-00

MEMORANDUM OF CONTRACT OF SALE

This Memorandum of Contract of Sale (this "Memorandum") is made as of 08/20/2020, between Hang Your Hat Properties LLC, a Minnesota company (collectively, "Seller") whose address is 2136 Ford Parkway #8030, Saint Paul, MN 55116, and Kenneth Smith, ("Buyer") whose address is 5130 SW 204th Ave, Aloha, OR 97078.

Pursuant to a Contract of Sale dated 8/19/2020 ("Contract"), Seller sold to Buyer Seller's interest in that certain property in Klamath County, OR, more particularly described in the attached Exhibit A. The terms upon which Seller has sold the Property to Buyer are set forth in the Contract, to which reference is made for all purposes. The true and actual consideration for this conveyance is \$20,103.00 US). Buyer will pay such amount, with interest, according to the terms of the Contract, under which the final payment of principal and interest is due on 8/1/2028.

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, OR 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:

Hang Your Hat Properties LLC
A Minnesota Company

Joseph Schmitt
By: Joseph Schmitt
Its: Manager

Date: 08/20/2020

Buyer:

Kenneth Smith,
an individual

/s/ Kenneth Smith

Date: 08/20/2020



ACKNOWLEDGMENTS

STATE OF Texas)
) ss.
County of Harris)

This record was acknowledged before me on August 19, 2020 by **Joseph Schmitt** on behalf of Hang Your Hat Properties LLC.



/s/

A handwritten signature in black ink, appearing to read "Nidhi D. Patel".

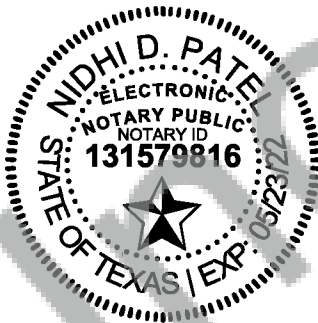
Notary Public for Texas

My commission expires: May 23, 2022

Document Notarized using a Live Audio-Video Connection

STATE OF Texas)
) ss.
County of Harris)

This record was acknowledged before me on August 20, 2020 by **Kenneth Smith**.



/s/

A handwritten signature in black ink, appearing to read "Nidhi D. Patel".

Notary Public for Texas

My commission expires: May 23, 2022

Document Notarized using a Live Audio-Video Connection



EXHIBIT A

Legal Description of Property

KLAMATH FOREST ESTATES (B:6 L:6)

Unofficial
Copy

