

**2020-010900**

**Klamath County, Oregon**

**08/31/2020 09:43:00 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:**

Craig Reynolds  
1807 E Sligh Avenue  
Tampa, FL 33610

Acct. ID: 259990  
Assessor No.: R-3510-015B0-01700-000

**MEMORANDUM OF CONTRACT OF SALE**

This Memorandum of Contract of Sale (this “Memorandum”) is made as of 08/26/2020, between Hang Your Hat Properties LLC, a Minnesota company (collectively, “Seller”) whose address is 2136 Ford Parkway #8030, Saint Paul, MN 55116, and Craig Reynolds, ( “Buyer”) whose address is 1807 E Sligh Avenue, Tampa, FL 33610.

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 \$10,939.00 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 8/1/2026.

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, 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: 08/26/2020

Buyer:

Craig Reynolds,  
**an individual**

/s/ 

Date: 08/26/2020

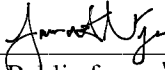


## ACKNOWLEDGMENTS

STATE OF Virginia )  
 ) ss.  
County of Lynchburg )

Document Notarized using a Live Audio-Video Connection

This record was acknowledged before me on August 26, 2020 by **Joseph Schmitt** on behalf of Hang Your Hat Properties LLC.

/s/   
Notary Public for Virginia  
My commission expires: September 30, 2021

**SAMANTHA NYE**  
ELECTRONIC NOTARY PUBLIC  
COMMONWEALTH OF VIRGINIA  
REGISTRATION # 7747969  
COMMISSION EXP SEPTEMBER 30, 2021

Notary Stamp Placed at 2020/08/28 11:33:18 EST

6gush

STATE OF Virginia )  
 ) ss.  
County of Lynchburg )

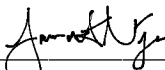
Document Notarized using a Live Audio-Video Connection

This record was acknowledged before me on August 26, 2020 by **Craig Reynolds**.

**SAMANTHA NYE**  
ELECTRONIC NOTARY PUBLIC  
COMMONWEALTH OF VIRGINIA  
REGISTRATION # 7747969  
COMMISSION EXP SEPTEMBER 30, 2021

Notary Stamp Placed at 2020/08/28 11:33:18 EST

on85o

/s/   
Notary Public for Virginia  
My commission expires: September 30, 2021



**EXHIBIT A**

Legal Description of Property

KLAMATH FOREST ESTATE (B:1 L:23)

