

2021-018044
Klamath County, Oregon
12/06/2021 09:32:01 AM
Fee: \$102.00

RECORDATION REQUESTED BY:

Klamath Revitalization Fund, LLC
205 Riverside Drive, Suite E
Klamath Falls, OR 97601

WHEN RECORDED MAIL TO:

Klamath Revitalization Fund, LLC
205 Riverside Drive, Suite E
Klamath Falls, OR 97601

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MEMORANDUM OF CONTRACT OF SALE

THIS MEMORANDUM OF CONTRACT OF SALE (this "Memorandum") is made as of November 23, 2021, between KLAMATH REVITALIZATION FUND, LLC, an Oregon limited liability company (the "Seller"), whose address is 205 Riverside Drive, Suite E, Klamath Falls, Oregon 97601, and TREVOR McCLUNG CONSTRUCTION LLC, an Oregon limited liability company (the "Purchaser"), whose address is 6510 S 6th Street #103, Klamath Falls, Oregon 97603.

Pursuant to a Contract of Sale dated this same date (the "Contract"), Seller sold to Purchaser Seller's interest in that certain real property in Klamath County, Oregon, more particularly described in the attached **Exhibit A** (the "Property"). The terms upon which Seller has sold the Property to Purchaser are set forth in the Contract, to which reference is made for all purposes. The true and actual consideration for this conveyance is Forty Thousand Dollars (\$40,000). Purchaser will pay such amount according to the terms of the Contract, under which the final payment is due on August 23, 2022.

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.

Property Tax Account No. 895674

This Memorandum must be recorded in the official records of Klamath County, Oregon, 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.

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

SELLER:

KLAMATH REVITALIZATION FUND, LLC, an Oregon limited liability company

By: KLAMATH COUNTY ECONOMIC DEVELOPMENT ASSOCIATION, an Oregon nonprofit corporation, Manager

By: Randy G. Cox
Title: CEO/Executive Director

PURCHASER:

TREVOR McCLUNG CONSTRUCTION LLC, an Oregon limited liability company

By: Trevor McClung
Trevor McClung, Member of Trevor McClung Construction LLC

STATE OF OREGON)
County of Klamath) ss.

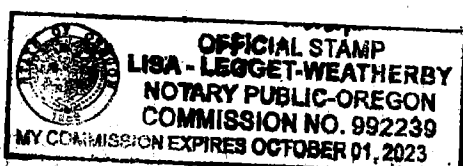
This record was acknowledged before me on November 2, 2021, by Randy Cox as CEO/Executive Director of Klamath County Economic Development Association, Manager of Klamath Revitalization Fund, LLC, an Oregon limited liability company.



Lisa Legget-Weatherby
Notary Public - State of Oregon

STATE OF OREGON)
County of Klamath) ss.

This record was acknowledged before me on November 1, 2021, by Trevor McClung Construction LLC, member of Trevor McClung Construction LLC, an Oregon limited liability company.



Lisa Legget-Weatherby
Notary Public - State of Oregon

EXHIBIT A

Legal Description

Lot 5, Tract 1488, Partridge Hill, Phase I, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

EXHIBIT B

Permitted Encumbrances

1. Taxes assessed under Code No. 062 Account No. 895674 Map No. 3809-035DA-03000

NOTE: The 2020-2021 Taxes: \$476.86, are Paid

2. City liens, if any, of the City of Klamath Falls.

(No inquiry has been made. If no search is requested, this exception will remain in the policy. A charge of \$20.00 per account will be added if a search is requested)

3. Special Assessment disclosed by the Klamath tax rolls:

For: Klamath Drainage District

4. The property lies within the boundaries of South Suburban Sanitary District and is subject to any charges or assessments levied by said District and pipeline easements in connection therewith.

(Current as of date of policy)

5. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument:

Recorded: June 3, 1935

Volume: 100, page 545

6. Agreement, including the terms and provisions thereof,

Dated: March 22, 1985

Recorded: March 25, 1985

Volume: M85, page 4377

Between: Robin M. Hawkins and Kathryn L. Hawkins

And: John L. Lundberg

7. Consent to Annexation, including the terms and provisions thereof,

Recorded: August 31, 2006

Instrument No.: 2006-017546

8. Restrictions as shown on the official plat of said land.

9. Easements as shown on the official plat of said land.

10. Bylaws, including the terms and provisions thereof and the right to levy certain charges and assessments against the subject property,

Recorded: July 1, 2008

Instrument No.: 2008-009589

11. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Recorded: July 1, 2008

Instrument No.: 2008-009590

Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of Partridge Hill Homeowner's Association.

12. City of Klamath Falls, Subdivision Development Agreement, including the terms and provisions thereof,

Recorded: July 23, 2008

Instrument No.: 2008-010520

13. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:

Amount: \$850,000.00

Trustor/Grantor: Brower, Inc., an Oregon corporation

Trustee: AmeriTitle, LLC

Beneficiary: James D. Plummer, Trustee of the James D. Plummer Revocable Trust
Dated: November 21, 2017
Recorded: December 5, 2017
Instrument No.: 2017-013889
(With other Property)

14. The company will require the following document in order to insure a conveyance, lease, exchange, other disposition or encumbrance by the corporation named below:
Corporation: Brower Inc., an Oregon corporation. An original or certified copy of the resolution of the Board of Directors authorizing the subject transaction.