



2022-008155
Klamath County, Oregon
07/05/2022 10:00:01 AM
Fee: \$97.00

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 June 30, 2022, 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 March 30, 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. 895676

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.

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: [Signature]
Trevor McClung, Member of Trevor McClung Construction LLC

STATE OF OREGON
County of Klamath) ss.

This record was acknowledged before me on June 30, 2022, by Randy Cox as CEO/Executive Director of Klamath County Economic Development Association, Manager of Klamath Revitalization Fund, LLC, an Oregon limited liability company.



[Signature]
Notary Public - State of Oregon

STATE OF OREGON
County of Klamath) ss.

This record was acknowledged before me on June 30, 2022, by Trevor McClung Construction LLC, member of Trevor McClung Construction LLC, an Oregon limited liability company.



[Signature]
Notary Public - State of Oregon

EXHIBIT A
Legal Description

Lot 7, 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. 895676 Map No. 3809-035DA-02800

NOTE: The 2021-2022 Taxes: \$551.16, are Paid

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

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 easements in connection therewith.

(No inquiry has been made)

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. The Company will require verification the Operating Agreement of Klamath Revitalization Fund, LLC dated June 22, 2022 is in full force and effect, includes all amendments and that it has not been revoked or terminated.

14. The Company will require verification the Operating Agreement of Trevor McClung Construction, LLC is in full force and effect, includes all amendments and that it has not been revoked or terminated.