

**2022-010826**

Klamath County, Oregon

09/06/2022 01:33:01 PM

Fee: \$97.00

RETURN TO: Amerititle 300 Klamath Ave Klamath Falls, OR 97601	MAIL TAX STATEMENTS: 1776 Washburn, LLC 1776 Washburn Way Klamath Falls, OR 97603
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**MEMORANDUM OF CONTRACT OF SALE**DATED: September 2, 2022.

BETWEEN:

James F. Gansberg and Jeannette L. Gansberg (collectively "Seller")  
Trustees of the Aliquando Trust  
1615 Kimberly Drive  
Klamath Falls, OR 97603

AND:

1776 Washburn, LLC (collectively "Purchaser")  
an Oregon limited liability company  
and Tory B. Powless, individually  
~~1776 Washburn Way~~ 223 N. Spring St TP  
~~Klamath Falls, OR 97603~~ Klamath Falls, OR 97601

Pursuant to a Contract of Sale dated August 30, 2022 Seller sold to Purchaser Seller's interest in that certain property in Klamath County, Oregon, more particularly described in the attached Exhibit A. If not earlier paid, all amounts owed under the Contract of Sale will be due and payable on September 1, 2027. The true and actual consideration for this conveyance is \$350,000.00

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS, AND 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. 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 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO VERIFY THE

1. CONTRACT OF SALE

EXISTENCE OF FIRE PROTECTION FOR STRUCTURES AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 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. \_\_\_\_\_

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

Seller:

James F. Gansberg - Trustee  
James F. Gansberg - Trustee

Jeannette L. Gansberg - Trustee  
Jeannette L. Gansberg - Trustee

Purchaser:

1776 Washburn, LLC  
By: Tory B. Powless  
Its: Authorized Member

Tory B. Powless - individually  
Tory B. Powless - individually

State of Oregon  
County of Klamath

} ss.  
}

On this 6 day of September, 2022, before me,  
Twila Jean Pellegrino, a Notary Public in and for said state, personally appeared James F. Gansberg and Jeannette L. Gansberg known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Trustees of the Aliquando Trust Revocable Living Trust Agreement \_\_\_\_\_, and acknowledged to me that \_\_\_\_\_ executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Twila Jean Pellegrino  
Notary Public for the State of Oregon  
Residing at: Klamath County, Oregon  
Commission Expires: 11-19-2022

\*\*\*\*\*ADDITIONAL NOTARIES FOLLOWS\*\*\*\*\*

STATE OF OREGON )

2. CONTRACT OF SALE

County of Klamath ) ss.  
)

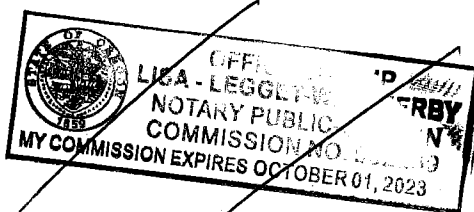
Personally appeared before me this 2nd day of September, 2022, the above-named Tory B. Powless, Purchaser and acknowledged the foregoing instrument to be her voluntary act.



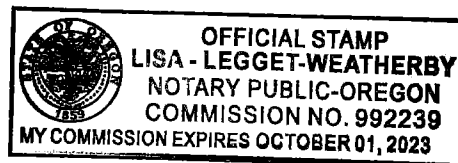
Lisa Legget-Weatherby  
Notary Public for Oregon  
My Commission expires: 10/1/2023

STATE OF OREGON )  
) ss.  
County of Klamath )

Personally appeared before me this 2nd day of September, 2022, the above-named Tory B. Powless in her capacity as Authorized Member of 1776 Washburn, LLC, Purchasers and acknowledged the foregoing instrument to be its voluntary act.



Lisa Legget-Weatherby  
Notary Public for Oregon  
My Commission expires: 10/1/2023



## EXHIBIT "A"

Beginning at the Northeast corner of Lot 9, Block 3, SIXTH STREET ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence West 50 feet along the North line of said Lot 9; thence South 56.12 feet, more or less, to the Southwesterly line of Lot 10 of said Block 3, which is also the Northeasterly line of Pershing Way in said Addition; thence Southeasterly along said Northeasterly line of Pershing Way a distance of 60.43 feet, to the most Southerly corner of said Lot 10; thence North 90.55 feet along the East line of said Lots 10 and 9, to the point of beginning, being a portion of Lots 9 and 10, Block 3, SIXTH STREET 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.

TOGETHER WITH that portion of the West 1/2 of the vacated alley which inurred thereto, which was vacated by Ordinance No. 6505, recorded September 3, 1986 in Volume M86, page 15784, Microfilm Records of Klamath County, Oregon.

ALSO, Lots 19, 20, 21, 22 and 23, Block 3, SOUTH SIXTH STREET ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

TOGETHER WITH 1/2 of vacated alley adjacent on the West of Lots 19, 20, 21, 22 and 23