

After recording return to:
The Dowell Law Firm
2416 SW 5th Ave.
Portland, OR 97201

Recorded at the request of:
Karen Pankratz
23376 Bonney Rd.
Colton, Oregon 97017

Send all Tax Statements to:
Karen Pankratz
23376 Bonney Rd.
Colton, Oregon 97017

2022-012333
Klamath County, Oregon
10/14/2022 02:24:02 PM
Fee: \$102.00

**MEMORANDUM OF
REAL ESTATE PURCHASE AND SALE
AGREEMENT**

DATED: August 6, 2022

BETWEEN: Karen Pankratz ("Seller")
23376 Bonney Rd.
Colton, Oregon 97017

AND: David Hardman (collectively "Purchaser")
Natalia Hardman
23953 Cherrywood Ln.
Chiloquin, Oregon 97624

Pursuant to a Real Estate Purchase and Sale Agreement dated August 6, 2022, Seller sold on contract to Buyer the Seller's interest in that certain property in Klamath County, Oregon and described in Exhibit A, Attached hereto and as:

Tax Account number: Map No. 35S-10E-35-NE
Situs Address: Arrowhead Ln., Sprague River, Oregon 97639
Situs APN: R273732

subject only to those easements and encumbrances of record (hereinafter described as the "Property").

If not earlier paid, all amounts owed under the Contract of Sale shall be due and payable on March 1, 2031. The true and actual consideration for this conveyance is \$130,000.00 US Dollars.

The following disclaimer is made pursuant to ORS 93.040:

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 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, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the Grantor has executed this memorandum on August 6, 2022.

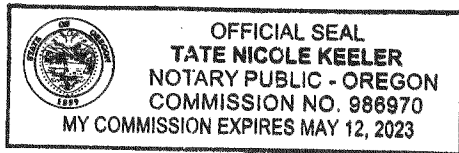
[SIGNATURES ON PAGE FOLLOWING]

SELLER:

By: Karen Pankratz
Karen Pankratz, Individually

State of Oregon }
County of Clackamas } ss

On this 6 day of August, 2022, personally appeared before me the above named Karen Pankratz, who acknowledged the foregoing instrument to be her voluntary act and deed.



Tate Nicole Keeler
Notary Public for Oregon

PURCHASER:

David Hardman, Individually
State of Oregon }
County of _____ } ss

On this ____ day of August, 2022, personally appeared before me the above named David Hardman, who acknowledged the foregoing instrument to be his voluntary act and deed.

Notary Public for Oregon

PURCHASER:

Natalia Hardman, Individually
State of Oregon }
County of _____ } ss

On this ____ day of August, 2022, personally appeared before me the above named Natalia Hardman, who acknowledged the foregoing instrument to be her voluntary act and deed.

Notary Public for Oregon

SELLER:

By: _____
Karen Pankratz, Individually

State of Oregon }
County of _____ } ss

On this ____ day of August, 2022, personally appeared before me the above named Karen Pankratz, who acknowledged the foregoing instrument to be her voluntary act and deed.

Notary Public for Oregon

PURCHASER:

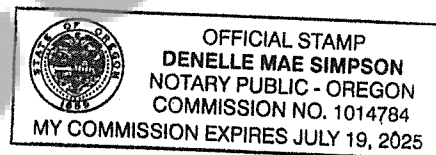
David Hardman
David Hardman, Individually
State of Oregon }
County of Klamath } ss

On this 6 day of August, 2022, personally appeared before me the above named David Hardman, who acknowledged the foregoing instrument to be his voluntary act and deed.

Denelle Mae Simpson
Notary Public for Oregon

PURCHASER:

N^t
Natalia Hardman
Natalia Hardman, Individually
State of Oregon }
County of Klamath } ss



On this 6 day of August, 2022, personally appeared before me the above named Natalia Hardman, who acknowledged the foregoing instrument to be her voluntary act and deed.

Denelle Mae Simpson
Notary Public for Oregon

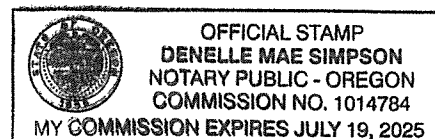


EXHIBIT A

Legal description

TWP 35 RNGE 10, BLOCK SEC 35, TRACT S2NE4, ACRES 80.00

Unofficial
Copy