

RETURN TO: AmeriTitle 300 Klamath Ave Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Troy M. Fast and Rachelle M. Fast 20337 S. Johns Road Escalon, CA 95320
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MEMORANDUM OF CONTRACT OF SALE

DATED: 10-25, 2022.

BETWEEN:

Larry J. Sees and Joan A. Amaral Sees (collectively "Seller")
P.O. Box 238
Beatty, OR 97621

AND:

Troy M. Fast and Rachelle M. Fast (collectively "Purchaser")
20337 St. Johns Road
Escalon, CA 95320

Pursuant to a Contract of Sale dated October 3, 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 November 1, 2052. The true and actual consideration for this conveyance is \$265,000.00

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,

1. CONTRACT OF SALE


TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO VERIFY THE 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. 482515

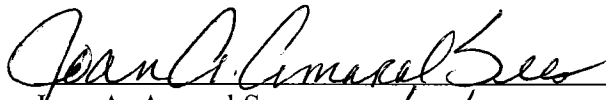
IN WITNESS WHEREOF, the parties have caused this memorandum to be executed as of the day and year first above written.

Seller:

Purchaser:


Larry J. Sees

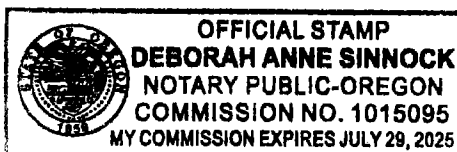

Troy M. Fast



Joan A. Amaral Sees 10/25/2022


Rachelle M. Fast

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 25th day of October, 2022, the above-named Larry J. Sees and Joan A. Amaral Sees, Sellers and acknowledged the foregoing instrument to be their voluntary act.




Notary Public for Oregon
My Commission expires: 7-29-25

*****ADDITIONAL NOTARY FOLLOWS*****

TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO VERIFY THE 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. 482515

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Seller:

Larry J. Sees
Larry J. Sees

Joan A. Amaral Sees
Joan A. Amaral Sees 10/25/2022

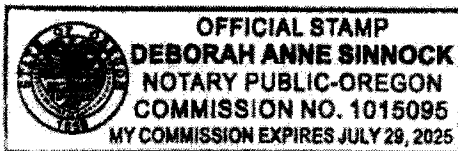
Purchaser:

Troy M. Fast
Troy M. Fast

Rachelle M. Fast
Rachelle M. Fast

STATE OF OREGON)
) ss.
County of Klamath)

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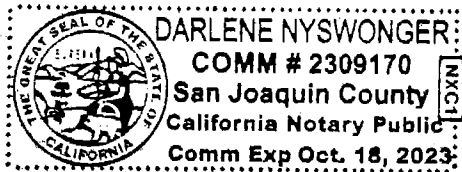


Deborah Anne Sinnock
Notary Public for Oregon
My Commission expires: 7-29-25

*****ADDITIONAL NOTARY FOLLOWS*****

STATE OF ~~OREGON~~^{CA})
California) ss.
County of ~~Klamath~~^{San Joaquin})

Personally appeared before me this 26th day of October, 2022, the above-named Troy M. Fast and Rachelle M. Fast, Purchasers and acknowledged the foregoing instrument to be their voluntary act.



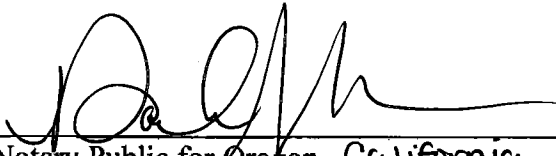

Notary Public for ~~Oregon~~^{California}
My Commission expires: 10/18/2023

EXHIBIT "A"

566105AM

Lot 531, Block 127, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

ALSO that part of Lot 530 in said Block and Addition described as follows:

Beginning at the Southwest corner of Lot 530 in Block 127 of MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon; thence East 10 feet; thence North 50 feet; thence West 10 feet; thence South 50 feet to the point of beginning.

ALSO that portion of Lot 545 in said Block and Addition described as follows:

Beginning at the Northeast corner of Lot 545 in Block 127 of MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon; thence West along the South line of an alley 35 feet; thence South 30 feet; thence East 35 feet to the East line of said Lot; thence North 30 feet to the place of beginning.