

After recording, return to:

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AmeriTitle - Acct. Servicing
300 Klamath Ave.

Klamath Falls, OR 97601

Send tax statements to: Sarah Connolly 15515 Sagehen Circle Chiloquin, OR 97264

2022-013075

Klamath County, Oregon

11/04/2022 02:41:02 PM

Fee: \$97.00

MEMORANDUM OF CONTRACT OF SALE

This Memorandum of Contract of Sale (this "Memorandum") is made as of //- 3—, 2022, between Jerry Aberle ("Seller") whose address is 2141 S. Mission Road, Fallbrook, CA 92028 and Sarah Connolly ("Buyer) whose address is 15515 Sagehen Circle, Chiloquin, OR 97264.

Pursuant to a Contract of Sale dated __//-3-ZZ_, 2022 ("Contract"), Seller sold to Purchaser Seller's interest in that certain property in Klamath County, Oregon, more particularly described in the attached Exhibit A. 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 \$150,000.00. Purchaser will pay such amount, with interest, according to the terms of the Contract, under which the final payment of principal and interest is due on December 1, 2024.

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.

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.

NOVEMBER 3, 2022

IN WITNESS WHEREOF, the grantor has executed this instrument on October 2022.
MERCEDES LOPEZ Notary Public - California San Diego County Commission # 2339760 My Comm. Expires Dec 9, 2024
STATE OF CALIFORNIA C. 1. 60 Pt.
STATE OF CALIFORNIA, County of San Diego) ss. The foregoing instrument was also also be a large of the foregoing instrument was also also be a large of the foregoing instrument was also also be a large of the foregoing instrument was also also be a large of the foregoing instrument was also also be a large of the foregoing instrument was also also be a large of the foregoing instrument was also be a large of the foregoing instrument was also also be a large of the foregoing instrument was also be a large of the foregoing instrument was also be a large of the foregoing instrument was also be a large of the foregoing instrument was also be a large of the foregoing instrument was also be a large of the foregoing instrument was also be a large of the foregoing instrument was also be a large of the foregoing instrument was also be a large of the foregoing instrument was also be a large of the foregoing instrument was also be a large of the foregoing instrument was also be a large of the foregoing instrument was also be a large of the foregoing instrument was also be a large of the foregoing instrument was also be a large of the foregoing instrument was also be a large of the foregoing instrument was also be a large of the foregoing instrument was also be a large of the foregoing instrument was also be a large of the foregoing instrument.
The foregoing instrument was acknowledged before me by Jerry Aberle on 2022 Notary Public for California
IN WITNESS WHEREOF, the grantor has executed this instrument on October, 2022.
Purchaser
STATE OF OREGON, County of Klamath) ss.
The foregoing instrument was acknowledged before me by Sarah Connolly on October, 2022
Notary Public for Oregon

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 grantor has executed the	is instrument on October, 2022.	
	\vee	
	Seller	
STATE OF CALIFORNIA, County of San Diego) ss.		
The foregoing instrument was acknowledged before me by Jerry Aberle on October, 2022		
	A N. 11.	
	Notary Public for California	
C.A.	Notary I done for Camornia	
	.61	
IN WITNESS WHEREOF, the grantor has executed the	is instrument on October 3 2022	
and the same of th	7-	
	Darch Comet	
	Purchaser	
STATE OF ODECOM County of View 41) or		
STATE OF OREGON, County of Klamath) ss. The foregoing instrument was acknowledged before m	e by the Sarah Connally on History 2 2022	
The foregoing institution was acknowledged before in	e by sarah Connony on General 5, 2022	
	Alle schloradnisch	
	MILLIAN MANNERON	
OFFICIAL STAMP	Notary Public for Oregon	
DEBORAH ANNE SINNOCK		
NOTARY PUBLIC-OREGON COMMISSION NO. 1015095		
MY COMMISSION EXPIRES JULY 29, 2025		

EXHIBIT A

LOTS 2, 3, AND 4, BLOCK 1, TRACT NO. 1055, SADDLE MOUNTAIN ESTATES ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

