

2023-008474

Klamath County, Oregon

09/29/2023 08:26:03 AM

Fee: \$92.00

RECORDING REQUESTED BY
Win Win Homes, LLC

AND WHEN RECORDED MAIL TO:
1089 Lake Washington N. Suite 25, Renton WA 98056

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY _____

MEMORANDUM OF PURCHASE AND SALES AGREEMENT

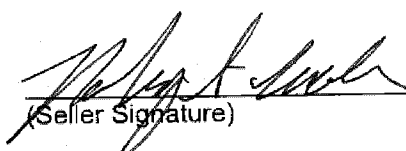
This is a Memorandum of that unrecorded Purchase and Sales Agreement ("Contract"), dated the **29th day of June 2023** between seller/s name **Philip A. Canale** (hereinafter referred to as "Seller"), and Win Win Homes, LLC (hereinafter referred to as "Buyer") concerning all the real property situated in the city of **Klamath Falls**, County of **Klamath**, State of **Oregon**. Commonly known as **2325 California Ave, Klamath Falls, Or 97601** with an **APN R183811** and more specifically described in Exhibit "A" attached hereto and made a part hereof by reference, together with all tenements, hereditaments, and appurtenances thereunto belonging and legal description as **Buena Vista Addition, Block 40, Lot 7**

For an agreed sum and for good and valuable consideration of the covenants and agreements on the part of the Buyer, Seller has agreed to sell and convey to the Buyer and Buyer has agreed to buy, the Property upon the terms and conditions set forth in the Contract, which terms and conditions are incorporated in this Memorandum by this reference.

Except as provided in the Contract from the date hereof, Seller shall NOT have the right, with respect to the Property to enter into any new contracts, leases or agreements, oral or written, without the prior written consent of Buyer.

This Memorandum is not a complete summary of the Contract. Provisions of this Memorandum shall not be used in interpreting the Contract. In the event of a conflict between this Memorandum and the Contract, the Contract shall control.

A Copy of the Contract may be obtained by contacting Faye Jangda whose mailing address is 1089 Lake Washington N. Suite 25 Renton, WA 98056, and whose telephone number is (206) 207-7429.

 7/8/2023
(Seller Signature) Date (Seller Signature) Date

Philip Canale
(Seller Name) _____
Gabriela Jarquin 09 / 28 / 2023 July Gabriela Jarquin
(Seller Name)

Gabriela Jarquin,
Member, Win Win Homes, LLC (Buyer) Date

SELLER NOTARY PUBLIC

State of Oregon, County of Klamath, on
8 July 2023 before me, personally appeared Philip Canale
_____, who proved to me on the basis of satisfactory evidence
to be the person(s) whose name(s) is/are subscribed to the within the instrument and acknowledged to
me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted,
executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Oregon that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]
Notary Public



My Commission Expires 2/26/2027 (This area for official notarial seal)

BUYER NOTARY PUBLIC See attached Below

State of _____, County of N/A, on
_____ before me, personally appeared _____
_____, who proved to me on the basis of satisfactory evidence
to be the person(s) whose name(s) is/are subscribed to the within the instrument and acknowledged to
me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their
signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted,
executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of _____ that the
foregoing paragraph is true and correct.

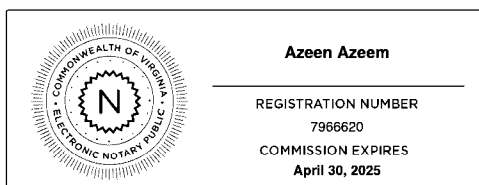
WITNESS my hand and official seal.

Signature _____
Notary Public

My Commission Expires _____ (This area for official notarial seal)

The foregoing instrument was acknowledged before me _____
on 09/28/2023 by July Gabriela Jarquin. _____
County of Prince William, Virginia
Commonwealth of Virginia

EXHIBIT "A"



LEGAL DESCRIPTION

[Signature] Electronic Notary Public
Notarized online using audio-video communication
7966620
My commission expires: 04/30/2025

A.P.N. R183811

Legal: Buena Vista Addition, Block 40, Lot 7

Unofficial
Copy