



2024-003924
Klamath County, Oregon
05/17/2024 03:30:02 PM
Fee: \$97.00

RECORDATION REQUESTED BY:

Klamath Revitalization Fund, LLC
205 Riverside Drive, Suite E
Klamath Falls, OR 97601

WHEN RECORDED MAIL TO:

Klamath Revitalization Fund, LLC
205 Riverside Drive, Suite E
Klamath Falls, OR 97601

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MEMORANDUM OF CONTRACT OF SALE

THIS MEMORANDUM OF CONTRACT OF SALE (this "Memorandum") is made as of May 1, 2024, between KLAMATH REVITALIZATION FUND, LLC, an Oregon limited liability company (the "Seller"), whose address is 205 Riverside Drive, Suite E, Klamath Falls, Oregon 97601, and TREVOR McCLUNG CONSTRUCTION LLC, an Oregon limited liability company (the "Purchaser"), whose address is 6510 S 6th Street #103, Klamath Falls, Oregon 97603.

Pursuant to a Contract of Sale dated this same date (the "Contract"), Seller sold to Purchaser Seller's interest in that certain real property in Klamath County, Oregon, more particularly described in the attached **Exhibit A** (the "Property"). 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 Forty Thousand Dollars (\$40,000). Purchaser will pay such amount according to the terms of the Contract, under which the final payment is due on January 2, 2025.

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.

Property Tax Account No. 886087

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.

SELLER:

KLAMATH REVITALIZATION FUND, LLC, an Oregon limited liability company

By: KLAMATH COUNTY ECONOMIC DEVELOPMENT ASSOCIATION, an Oregon nonprofit corporation, Manager

By: Randy G. Cox
Title: CEO/Executive Director

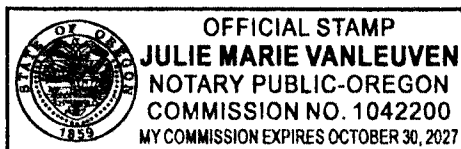
PURCHASER:

TREVOR McCLUNG CONSTRUCTION LLC, an Oregon limited liability company

By: Trevor McClung
Trevor McClung, Member of Trevor McClung Construction LLC

STATE OF OREGON)
County of Klamath) ss.

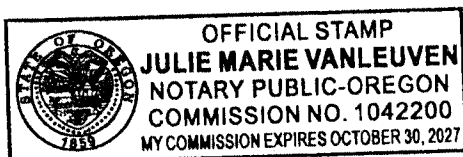
This record was acknowledged before me on May 16, 2024, by Randy Cox as Director of Klamath County Economic Development Association, Manager of Klamath Revitalization Fund, LLC, an Oregon limited liability company.



Julie VanLeuven
Notary Public – State of Oregon

STATE OF OREGON)
County of Klamath) ss.

This record was acknowledged before me on May 16, 2024, by Trevor McClung Construction LLC, member of Trevor McClung Construction LLC, an Oregon limited liability company.



Julie VanLeuven
Notary Public – State of Oregon

EXHIBIT A

Legal Description

Lot 95, FOURTH ADDITION TO HARBOR ISLES, TRACT 1347, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

EXHIBIT B

Permitted Encumbrances