

Klamath County, Oregon

12011 BEECHWOOD

Fax: \$888637402

05/24/2024 09:22:02 AM

Fee: \$97.00

	OREF	TEST TOTAL
RESIDENT	TAL	

1 2 3	SEND ALL TAX STATEMENTS TO: Albert Baker Nancy Wilson 12727SE Sherman St
5 6 7 8	AFTER RECORDING RETURN TO: Albert Baker Nancy Wilson 12727 SE Sherman St Portland, OR 97233
9	MEMORANDUM OF CONTRACT OF SALE
10	DATED: May 3, 2024
11 12 13 14 15	BETWEEN: ("Seller") Kevin P. Berling, Sara A. Franzen Address: 12011 Beechwood Dr., LA PINE, OR 97739
16	AND
17 18 19 20	("Buyer") Albert Baker, Nancy Wilson Address: 12727 SE Sherman St , Portland, OR 97233
21 22 23 24 25	Pursuant to a Contract of Sale ("Contract") dated (insert date) agreement to sell to Buyer the Seller's interest in that certain real property located in Klamath County, Oregon, more particularly described in the attached Exhibit A (the "Property"). If not paid earlier, all amounts owed under the Contract will be due and payable no later than (insert date) May 1, 2034; at such time, Seller will convey fee title in the Property to the Buyer.
26	(select only one)
27	The true and actual consideration paid for this transfer, stated in terms of dollars is \$ 148,000.00
28 29 30	The actual consideration consists of or includes other property, or other value, given or promised, which was either part of, or the whole consideration. Neither the monetary value nor a description of the other property or value needs to be stated here. (See <u>ORS 93.030.)</u>
31 32 33 34 35 36 37 38 39 40	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, 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 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 5/14/2024 7:09 PM Buyer Initials AB MW Date 05/15/2024 Seller Initials Seller Initials Seller State Forms, LLC Copyright
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Coldwell Banker Baia, 486 SW Bluff Dr. Bend Bend OR 97702 Phone: \$414088926 Fax: \$888637

Jan Higgins Laper Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood \$1, Suite 2200, Dallas, TX 75201 www.lwolf.com





RESIDENTIAL

SELLER-CARRIED MEMORANDUM OF CONTRACT OF SALE

IN <u>ORS 30.930,</u> AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER <u>ORS 195.301</u> AND <u>195.305 TO 195.336</u> 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. 42 The undersigned represents that they have caused this Memorandum to be executed as of the day and year written Print Albert Baker 5-70-24Date es/45/2024 Albert Baker _____ [] a.m. [] p.m. ← Buyer Print Nancy Wilson 5-20-24 Date 95/15/2024 ☐ a.m. ☐ p.m. ← Nancy Wilson Date 5/14/2024 | 7:08 PM PD a.m. p.m. ← 5-22-24 Date 5/14/202+ | 7:09 PM PD a.m. p.m. ←

> LINES WITH THIS SYMBOL - REQUIRE A SIGNATURE AND DATE OREF 037 | Released 03/2024 | Page 2 of 4 No portion of this form may be reproduced without the express permission of Oregon Real Estate Forms, LLC 2022
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) \$S.	
County of Many)	20 1 before me, the undersigned, a Notary
BE IT REMEMBERED, That on this 20 day of 1000 appeared the	within 'named () loss as la (60)
and acknowledged that he/she/they executed the	he foregoing instrument freely and voluntarily.
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed	my official seal the day and year last above
written.	OPPICIAL STAMP
	CHRISTINA M. WOLFORD NOTARY PUBLIC - OREGON
Notary Public for Oregon	COMMISSION NO. 1037122
My Commission Expires: 5-16.20	MY COMMISSION EXPIRES MAY 16, 2027
STATE OF OREGON)	
County of WACA DUDGE	
BE IT REMEMBERED, That on this 2 day of 1100	20 11, before menthe undersigned, a Notary
Public in and for said County and Wate nersonally appeared the V	vithin named [) / I/\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
and acknowledged that he/she/they executed	the foregoing instrument feely and voluntarily.
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed	my official seal the day and year last above
written.	OFFICIAL STAMP CHRISTINA M. WOLFORD
	NOTARY PUBLIC - OREGON
Notary Public for Oregon	COMMISSION NO. 1037122
My Commission Expires: 5_16_27	MY COMMISSION EXPIRES MAY 16, 2027
Tdul a	
STATE OF OREGON LIGANO	
STATE OF OREGON Idaho) ss.	
County of TWIN Falls)ss.	
County of TWIN FAILS)ss. BE IT REMEMBERED That on this 22 day of MAN.	2024, before me, the undersigned, a Notary
County of TWIN Falls)ss. BE IT REMEMBERED, That on this 22 day of May Public in and for sald County and State personally appeared the	within named PCVIN Y BEVILLA
County of TWIN FAILS)ss. BE IT REMEMBERED, That on this 22 day of MAY Public in and for sald County and State, personally appeared the and acknowledged that he/she/they executed	the foregoing instrument freely and voluntarily.
County of TWIN FAILS) ss. BE IT REMEMBERED, That on this 22 day of MAY Public in and for said County and State, personally appeared the and acknowledged that he/she/they executed IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed	the foregoing instrument freely and voluntarily. my official seal the day and year last above
County of Win Falls) ss. BE IT REMEMBERED, That on this 22 day of Public in and for sald County and State, personally appeared the and acknowledged that he/she/they executed written.	the foregoing instrument freely and voluntarily. my official seal the day and year last above LACEY LANCASTER
County of	the foregoing instrument freely and voluntarily. The official seal the day and year last above LACEY LANCASTER COMMISSION NO. 20240823
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County of	the foregoing instrument freely and voluntarily. The foregoing instrument freely and voluntarily. The official seal the day and year last above LACEY LANCASTER COMMISSION NO. 20240823 NOTARY PUBLIC STATE OF IDAHO 2024, before me, the undersigned, a Notary within named Sava A Fyanzen
County of	the foregoing instrument freely and voluntarily. The foregoing instrument freely and voluntarily. The official seal the day and year last above LACEY LANCASTER COMMISSION NO. 20240823 NOTARY PUBLIC STATE OF IDAHO 2024, before me, the undersigned, a Notary within named Sava A Fyanzen
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EXHIBIT A (Attach Legal Description)

Lot 11, Block 9, SUN FOREST ESTATES, TRACT 1060, according to the official plat thereof on file in the office

Buyer Initials		Date		Seller Initia	is No	/ SEF		5/14/2024 5/14/2024	7:09 PM
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