



RESIDENTIAL

2024-004130
Klamath County, Oregon
05/24/2024 09:22:02 AM
Fee: \$97.00

- 1 SEND ALL TAX STATEMENTS TO:
2 Albert Baker Nancy Wilson
3 12727SE Sherman St
4 Portland, OR 97233

5 AFTER RECORDING RETURN TO:
6 Albert Baker Nancy Wilson
7 12727 SE Sherman St
8 Portland, OR 97233

MEMORANDUM OF CONTRACT OF SALE

10 DATED: May 3, 2024

11 BETWEEN:

12 ("Seller") Kevin P. Berling, Sara A. Franzen
13 Address: 12011 Beechwood Dr., LA PINE, OR
14 97739
15

16 AND

17 ("Buyer") Albert Baker, Nancy Wilson
18 Address: 12727 SE Sherman St , Portland, OR
19 97233
20

21 Pursuant to a Contract of Sale ("Contract") dated (insert date) 5/15/24, Seller entered into an
22 agreement to sell to Buyer the Seller's interest in that certain real property located in
23 Klamath County, Oregon, more particularly described in the attached Exhibit A (the
24 "Property"). If not paid earlier, all amounts owed under the Contract will be due and payable no later than (insert date)
25 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 ☐ The actual consideration consists of or includes other property, or other value, given or promised, which was
29 either part of, or the whole consideration. Neither the monetary value nor a description of the other property or
30 value needs to be stated here. (See ORS 93.030.)

31 BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD
32 INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND
33 SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON
34 LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW
35 USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS
36 AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE
37 TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING
38 DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT
39 OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR
40 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
05/15/2024

Seller Initials KB / SAF Date 5/14/2024 | 7:08 PM

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE OREF 037 | Released 03/2024 | Page 1 of 4
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RESIDENTIAL

SELLER-CARRIED MEMORANDUM OF CONTRACT OF SALE

41 IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER
42 ORS 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS
43 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

44 The undersigned represents that they have caused this Memorandum to be executed as of the day and year written
45 above.

46 Buyer Albert Baker Print Albert Baker 5-20-24 Date 05/15/2024 a.m. p.m. ←

47 Buyer Nancy Wilson Print Nancy Wilson 5-20-24 Date 05/15/2024 a.m. p.m. ←

48 Seller Kevin P. Berling 5-22-24 Date 5/14/2024 7:08 PM PD a.m. p.m. ←

49 Seller Sara A. Franzen 5-22-24 Date 5/14/2024 7:09 PM PD a.m. p.m. ←

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STATE OF OREGON)

) ss.

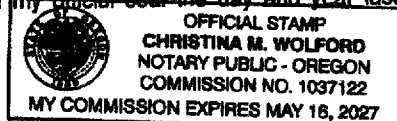
County of Marion)

BE IT REMEMBERED, That on this 20 day of May, 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Robert Baker and acknowledged that he/she/they executed the 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.

Notary Public for Oregon

My Commission Expires: 5-16-2027



STATE OF OREGON)

) ss.

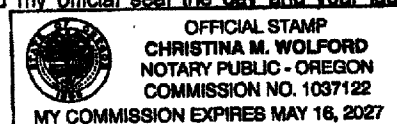
County of Marion)

BE IT REMEMBERED, That on this 20 day of May, 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Nancy Wilson and acknowledged that he/she/they executed the 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.

Notary Public for Oregon

My Commission Expires: 5-16-27



STATE OF OREGON Idaho)

) ss.

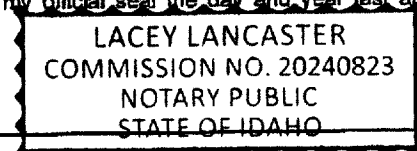
County of Twin Falls)

BE IT REMEMBERED, That on this 22 day of May, 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Kevin P Berling and acknowledged that he/she/they executed the 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.

Notary Public for Oregon Idaho

My Commission Expires: 03/05/2024 2030^{LL}



STATE OF OREGON Idaho)

) ss.

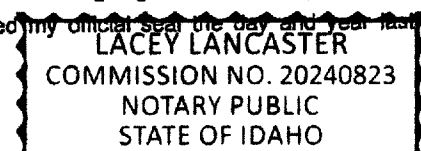
County of Twin Falls)

BE IT REMEMBERED, That on this 22 day of May, 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Sara A Franzen and acknowledged that he/she/they executed the 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.

Notary Public for Oregon Idaho

My Commission Expires: 03/05/2030



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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

5/14/2024 | 7:09 PM

Buyer Initials _____ / _____ Date _____

Seller Initials LS / SAF Date 5/14/2024 | 7:08 PM

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