

WFG 24-158768

SEND ALL TAX STATEMENTS TO:
Cash Is King LLC
5441 S Macadam St. 208
Portland Oregon 972390

2024-005771
Klamath County, Oregon
07/08/2024 08:56:01 AM
Fee: \$102.00

AFTER RECORDING RETURN TO:
Cash Is King LLC
5441 S Macadam St. 208
Portland Oregon 97239

MEMORANDUM OF CONTRACT OF SALE

DATED: 6/26/24
BETWEEN: Aubrey Enosaran ("Seller")
Address: _____
6908 Teal Dr Bonanza OR 97623

AND
Cash Is King, LLC("Buyer")
Address: 5441 S Macadam St. 208
Portland Oregon 972390

Pursuant to an Agreement for the Purchase and Sale of Real Estate aka Contract of Sale ("Contract") dated 6/25/24, Seller agreed to sell and Buyer agreed to purchase the Seller's interest in that certain real property located at 6908 Teal Dr Bonanza OR 97623 in Klamath county, Oregon, APN# 463224 more particularly described in the attached Exhibit A (hereinafter, the "Property"). All amounts owed under the Contract will be due and payable no later than the agreed-upon closing date in the Contract of Sale or as otherwise extended pursuant to the terms and conditions of the Contract; at such time, Seller shall convey fee title in the Property to the Buyer in accordance with the Contract. The true and actual consideration to be paid for this transfer, subject to adjustment pursuant to the Contract, stated in terms of dollars is \$ 125,000. The final true and actual consideration shall be in accordance with the Contract.

This Memorandum is not intended to change any of the terms of the Contract and in the event of any inconsistency between the terms of this Memorandum and the terms of the Contract, the terms of the Contract shall prevail.

In the event of any breach or default by Seller in or of the Contract terms or provisions thereof, Buyer shall have, in addition to a claim for damages for such breach or default, and in addition to and without prejudice to any right or remedy available at law or in equity, the right to demand and have specific performance of the Contract and Memorandum.

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 IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 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.

IN WITNESS WHEREOF, the undersigned represents that he/she/they has/have caused this Memorandum to be executed as of the day and year written above.

SELLER:

Signature: Aubrey Enosaran

BUYER:

Signature: _____

Printed name: Aubrey Enosaran

Printed Name: Jordan Matin, Member, Cash is King LLC

STATE OF OREGON _____)

) ss.

County of Klamath _____)

BE IT REMEMBERED, That on this 27th day of June, 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Aubrey Enosaran (Seller/Beneficiary(ies)) 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.

[Signature]
Notary Public for Oregon

My Commission Expires: 12/22/24



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 IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 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.

IN WITNESS WHEREOF, the undersigned represents that he/she/they has/have caused this Memorandum to be executed as of the day and year written above.

SELLER:

Signature: _____

Printed name: _____

BUYER:

Signature: _____

Printed Name: Jordan Matin, Member, Cash is King LLC

STATE OF OREGON _____)

) ss.

County of _____)

BE IT REMEMBERED, That on this _____ day of _____, _____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named _____ (Seller/Beneficiary(ies)) 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: _____

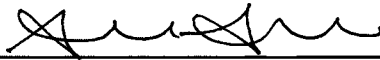
STATE OF OREGON _____)

) ss.

County of Clackamas)

BE IT REMEMBERED, That on this 26 day of June, 2024,
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the
within named Jordan Martin * (Buyer/Beneficiary(ies)) 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: 3/17/27

* JORDAN MARTIN, MEMBER, CASH IS KING LLC

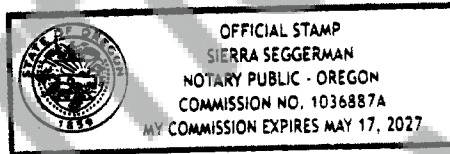


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 30 in Block 37, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Unofficial
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