

RECORDING REQUESTED BY:


Western Title & Escrow

497 Oakway Road, Suite 340
Eugene, OR 97401

VENDEE'S NAME AND ADDRESS:

McKillip RE, LLC
413 Nob Hill Rd
Roseburg, OR 97471

VENDOR'S NAME AND ADDRESS:

Shepard Investment Group, LLC
PO BOX 8516
Coburg, OR 97408

AFTER RECORDING RETURN TO:

Savannah McKillip
McKillip RE, LLC
413 Nob Hill Rd
Roseburg, OR 97471

**UNTIL REQUESTED OTHERWISE, SEND ALL
TAX STATEMENTS TO:**

McKillip RE, LLC
413 Nob Hill Rd
Roseburg, OR 97471

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MEMORANDUM OF LAND SALE CONTRACT

KNOW ALL MEN BY THESE PRESENTS that on August 22, 2024, Shepard Investment Group, LLC, as vendor(s), and McKillip RE, LLC, as the vendee(s), made and entered into a certain land sale contract, wherein the vendor(s) agreed to sell to the vendee(s), and vendee(s) agreed to purchase from vendor(s), the Fee Simple title in and to the following described real property in Klamath County, State of Oregon, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The true and actual consideration paid for this transfer, set forth in the contract, is Two Hundred Thousand And No/100 Dollars (\$200,000.00) (See ORS 93.030).

IN WITNESS WHEREOF, the vendor(s) executed this memorandum on 9/4, 2024. If the vendor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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

MEMORANDUM OF LAND SALE CONTRACT
(continued)

ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, 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.

NOTE: ORS 93.635 requires the foregoing memorandum to "be recorded by the conveyor not later than fifteen (15) days after the instrument is executed and the parties are bound thereby."

VENDEE(S):

McKillip RE, LLC

BY: Savannah McKillip
Savannah McKillip
Member

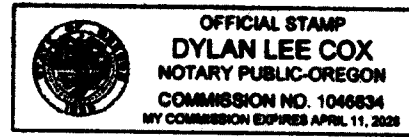
9/4/24
Date

State of OREGON
County of DOUGLAS

This instrument was acknowledged before me on 9/4/24 by Savannah McKillip, as Member for McKillip RE, LLC.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 04/11/2028



VENDOR(S):

Shepard Investment Group, LLC

BY: _____
Ryan Thompson
Manager/President

Date

State of OREGON
County of LANE

This instrument was acknowledged before me on _____ by Ryan Thompson, as President for Shepard Investment Group, LLC.

Notary Public - State of Oregon

My Commission Expires: _____

MEMORANDUM OF LAND SALE CONTRACT
(continued)

ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, 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.

NOTE: ORS 93.635 requires the foregoing memorandum to "be recorded by the conveyor not later than fifteen (15) days after the instrument is executed and the parties are bound thereby."

VENDEE(S):

McKillip RE, LLC

BY: _____ Date _____
Savannah McKillip
Member

State of OREGON
County of DOUGLAS

This instrument was acknowledged before me on _____ by Savannah McKillip, as Member for McKillip RE, LLC.

Notary Public - State of Oregon

My Commission Expires: _____

VENDOR(S):

Shepard Investment Group, LLC

BY: _____ Date 9-4-24
Ryan Thompson
Manager/President

State of OREGON
County of LANE

This instrument was acknowledged before me on 9-4-24 by Ryan Thompson, as President for Shepard Investment Group, LLC.

Notary Public - State of Oregon

My Commission Expires: 2-21-25



EXHIBIT "A"
Legal Description

A tract of land situated in the NE1/4 NE1/4 of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the Westerly line of Highway 58 and the South line of the NE1/4 NE1/4 of said section, thence Northwesterly along the Westerly line of Highway No. 58, 150 feet; thence Southwesterly on a line perpendicular to the Westerly right of way line of Highway No. 58, 250 feet; thence Southeasterly on a line parallel to the Westerly line of Highway 58, to the Southerly line of the property first hereinabove described; thence Easterly along the said South line to the point of beginning.