2024-008689

Klamath County, Oregon 10/04/2024 01:54:02 PM

Fee: \$102.00

After recording, return to:

First American Title

1235 Crater Lake Ave. Suite 101

Medford OR 97504

Send tax statements to:

Matthew Panella and Maddi Panelli

9188 Pinewood Ct.

Atascadero, CA 93422

Seller:

Tamilene Laree Taylor

3130 Sapp Road

Tumwater, WA 98512

Buyer:

Matthew Panella and Maddi Panelli

9188 Pinewood Ct.

Atascadero, CA 93422

Consideration: \$79,500.00

## MEMORANDUM OF CONTRACT OF SALE

2024

DATED:	10/1	_
	(	

Tamilene Laree Taylor

("Seller")

3130 Sapp Road Tumwater, WA 98512

AND:

BETWEEN:

Matthew Panella and Maddi Panelli

(collectively, "Buyer")

9188 Pinewood Ct. Atascadero, CA 93422

Pursuant to a Contract of Sale dated September 4, 2024, Seller sold to Buyer Seller's interest in that certain property in Klamath County, Oregon, more particularly described in the attached Exhibit A. If not earlier paid, all amounts owed under the Contract of Sale will be due and payable on November 1, 2027. The true and actual consideration for this conveyance is \$79,500.00.

IN WITNESS WHEREOF, the parties have caused this memorandum to be executed as of the day and year first above written.

Seller:

Buyer:

Terrilene I area Taylor

Mathew Panella

Maddi Panella

<sup>\*\*</sup>Notarial Certificates on following page\*\*

## JURAT

A notary public or other	officer completing this	
certificate verifies only the	ne identity of the individual	
who signed the docume	nt to which this certificate	
is attached, and not the	truthfulness, accuracy, or	/ /
validity of that document	t.	1 / 1 .
WA	1	· // /-
State of California	# 40	atamilene
County of	Knust er	Derbe Taylor
	A # 1	are taylor
Subscribed and sworn to	(or affirmed) before me on th	5
day of <i>[0]_0</i> /,	2024 by For the	TO TALLAR
Ve Rote	CLU PUND C	and .
proved to me on the bas	is of satisfactory evidence to b	e the
person(s) who appeared		
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	Signature / // )	ar unalla
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PARIS LARYSSA RAY	PARIS LARUSSA RAY	
Notacy Public	Notary Public	)
State of Mashington	State of Washington	<b>b</b>
Commission # 186 . 10 1	Commission # 186360 My Comm. Expires Jul 22, 2028	Ţ
My Commit Expires 101 72 2028	My Commit Expires es. 22,	Į

	ling, return to:	
First Americ	an Title	
1235 Crater	Lake Ave. Suite 101	
Medford OR		
Send tax sta	tements to:	
Matthew Pan	nella and Maddi Panelli	
9188 Pinewo		
Atascadero,	E 7 4 4	4
Seller:		
Tamilene Lare	e Taylor	
3130 Sapp Ro		
Tumwater, W.	A 98512	
Buyer:		4 (
Matthew Pane	lla and Maddi Panelli	Y. 1 / 1
9188 Pinewoo		
Atascadero, C.	A 93422	
Consideration	n: \$79,500.00	
	MEMORA	NDUM OF CONTRACT OF SALE
DATED:	10/1	_, 2024
BETWEEN:	Tamilana I. T. 1	
DEI WEEN:	Tamilene Laree Taylor	("Seller")
	3130 Sapp Road Tumwater, WA 98512	
	Tulliwater, WA 98512	PANELLA
AND:	Matthew Panella and Ma	
7,1110.	9188 Pinewood Ct.	ddi <del>Panelli (</del> (collectively. "Buyer")
	Atascadero, CA 93422	
-	Tituscatione, CA 75422	
Pursua	ant to a Contract of Sale d	ated September 4, 2024, Seller sold to Buyer Seller's interest in
that certain pro	nerty in Klamath County	Oregon, more particularly described in the attached Exhibit A. I
not earlier paid	l. all amounts owed under t	the Contract of Sale will be due and payable on November 1, 2027
The true and a	ctual consideration for this	conveyance is \$79,500.00.
T		του · • j απου το φ / 2 <sub>2</sub> 0 απου.
IN WI	TNESS WHEREOF, the p	arties have caused this memorandum to be executed as of the day
and year first a	above written.	to be shoulded as of the day
7		
Seller:		Buyer:
		1
		45
Tamilene Lare	e Taylor	Mathew Panella

\*\*Notarial Certificates on following page\*\*

STATE OF OREGON) County of Klamath ) ss.
Personally appeared before me this day of, 2024, the above-named Tamilene Laree Taylor, Seller, and acknowledged the foregoing instrument to be her voluntary act.
Notary Public for Oregon
My Commission expires:  ACKNOWLEDGEMENT
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED. AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.
STATE OF CALIFORNIA ) ) ss. County of San Luis Obispo )
On OCTOBER 1, 2024, before me. BRETT TRUDEAU, Notary Public, personally appeared Matthew Panella and Maddi Panella, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signatures on the instrument are the persons or the entity upon behalf of which the persons acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.  BRETT TRUDEAU Notary Public - California San Luis Obispo County Commission # 2395292 My Comm. Expires Feb 28, 2026  Notary Public for California
Notary Public for California My Commission Expires: 2   28   20 26

## **EXHIBIT A**

Beginning at a point on the line between Lots 4 and 5, Block 1 of FIRST ADDITION to the City of Klamath Falls, Oregon, according to the Official Plat thereof on file in the office of the County Clerk of Klamath County, Oregon, 55 feet from the East line of Uerlings Street; thence Southeasterly along the line between Lots 5 and 4, in said Block, to the Northwesterly line of Cook Street; thence Southwesterly along Cook Street to the Northeast line of Seventh Street; thence Northwesterly along Seventh Street to a point which is 58 feet Southeasterly from the East line of Uerlings Street; thence Northeasterly to the Place of Beginning, being a part of Lot 5, Block 1 of FIRST ADDITION to the City of Klamath Falls, Oregon, according to the Official Plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

