

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

DATED: 10/1, 2024

BETWEEN: Tamilene Laree Taylor ("Seller")
3130 Sapp Road
Tumwater, WA 98512

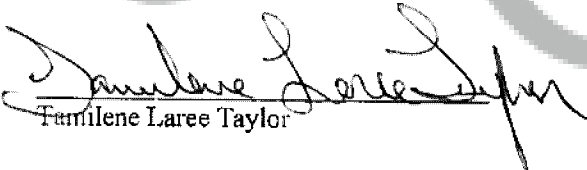
AND: Matthew Panella and Maddi Panelli (collectively, "Buyer")
9188 Pinewood Ct.
Atascadero, CA 93422

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:


Tamilene Laree Taylor

Mathew Panella

Maddi Panella

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

First American Title 4201073 SA

JURAT

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.

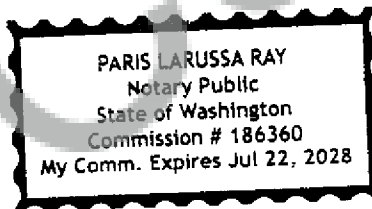
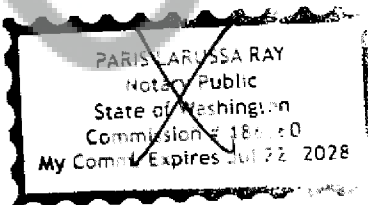
State of WA
County of Franklin

Subscribed and sworn to (or affirmed) before me on this
day of 10/01, 2024, by Tamilene

Rebecca Taylor
proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.

Signature Paris Larussa Ray

(Seal)



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

Seller:

Tamilene Laree Taylor

Buyer:

Mathew Panella

Maddi 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

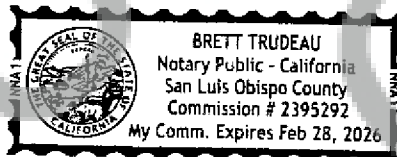
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE
IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS
ATTACHED. AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

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.



Notary Public for California
My Commission Expires: 2/28/2026

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.