

2024-010137

Klamath County, Oregon

11/21/2024 09:55:02 AM

Fee: \$102.00

SEND ALL TAX STATEMENTS TO:

Cash Is King LLC

5441 S Macadam St. 208

Portland Oregon 972390

AFTER RECORDING RETURN TO:

Cash Is King LLC

5441 S Macadam St. 208

Portland Oregon 97239

MEMORANDUM OF CONTRACT OF SALE

DATED: 11/14/24

BETWEEN: Jonathan Williams ("Seller")

Address: 2131 Radcliffe Ave, Klamath Falls, OR 97601

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 11/8/24, Seller agreed to sell and Buyer agreed to purchase the Seller's interest in that certain real property located at 2131 Radcliffe Ave, Klamath Falls, OR 97601 in Klamath County, Oregon, APN# **632293** 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 \$150,000. 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.

BUYER

Signature: _____

Date signed: _____

Printed name: Cash is King LLC

SELLER

Signature: Jonathan Williams

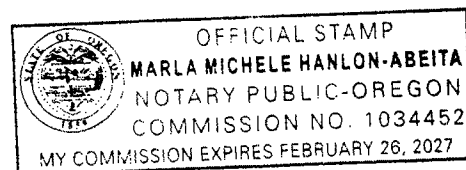
Date signed: 11-15-24

Printed name: Jonathan Williams

STATE OF OREGON _____)

County of Klamath _____)

SS.



BE IT REMEMBERED, That on this 15 day of November, 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Jonathan Williams (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.

Marla M
Notary Public for Oregon

My Commission Expires: 2/26 / 2027

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.

BUYER

Signature: _____

Date signed: 11/14/21

Printed name: Cash is King LLC

SELLER

Signature: _____

Date signed: _____

Printed name: Jonathan Williams

STATE OF OREGON _____)

County of _____)

ss.

** See attached*

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: _____

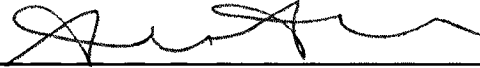
STATE OF OREGON _____)

SS.

County of Clackamas)

BE IT REMEMBERED, That on this 14 day of november, 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, managing member of Cash is King LLC.

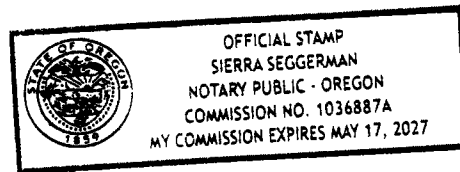


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 12, Block 209, MILLS SECOND ADDITION to the City of Klamath Falls, Oregon.