

SEND ALL TAX STATEMENTS TO:  
Wooster LLC  
3460 Preston Ridge Road Suite 150  
Alpharetta GA 30005

**2025-003056**

Klamath County, Oregon

04/25/2025 08:26:01 AM

Fee: \$107.00

AFTER RECORDING RETURN TO:  
Wooster LLC  
3460 Preston Ridge Road Suite 150  
Alpharetta GA 30005

#### MEMORANDUM OF CONTRACT OF SALE

DATED: 4/7/25

BETWEEN: Kelley Butler and Matthew Butler ("Seller")

Address: 1629 Avalon St, Klamath Falls, OR 97603

AND

Wooster LLC ("Buyer")

Address: 3460 Preston Ridge Road Suite 150 Alpharetta GA 30005

Pursuant to an Agreement for the Purchase and Sale of Real Estate aka Contract of Sale ("Contract") dated 4/5/25, Seller agreed to sell and Buyer agreed to purchase the Seller's interest in that certain real property located at 1629 Avalon St, Klamath Falls, OR 97603 in Klamath County, Oregon, APN# **444503** legal description: Sunnyland Block 1 Lot 9. 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 \$184,405.39. 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: Wooster LLC

SELLER

Signature: [Signature]

Date signed: 4-8-25

Printed name: Kelley Butler

SELLER

Signature: [Signature]

Date signed: 4-8-25

Printed name: Matthew Butler

STATE OF OREGON \_\_\_\_\_)

County of Klamath )

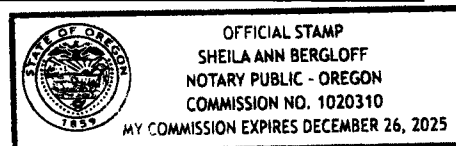
ss.

BE IT REMEMBERED, That on this 8<sup>th</sup> day of April, 2025, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Kelley Butler (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: 12/26/2025



STATE OF OREGON \_\_\_\_\_)

County of Klamath ) SS.

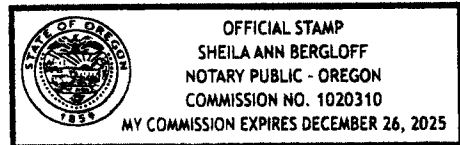
BE IT REMEMBERED, That on this 8<sup>th</sup> day of April, 2025, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Matthew Butler (Seller/Beneficiary(ies)) and acknowledged that he/she/they executed the foregoing instrument freely and 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:

12/26/2025



STATE OF OREGON \_\_\_\_\_)

County of \_\_\_\_\_) SS.

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 \_\_\_\_\_ (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.

Public for Oregon

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_) Notary

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: Wooster LLC

SELLER

Signature: \_\_\_\_\_

Date signed: \_\_\_\_\_

Printed name: Kelley Butler

SELLER

Signature: \_\_\_\_\_

Date signed: \_\_\_\_\_

Printed name: Matthew Butler

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 \_\_\_\_\_)

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 8 day of April, 2025, 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.

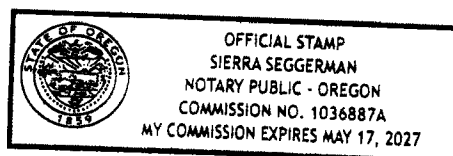
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

\_\_\_\_\_  
Public for Oregon

My Commission Expires: 5/17/27

\_\_\_\_\_  
Notary

\* Jordan Martin, as managing member of Cash is King LLC



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 9 in Block 1 of SUNNYLAND, a resubdivision of the South 10 acres of Tract 31 of ENTERPRISE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.