

Returned at Counter

**2025-005494**  
**Klamath County, Oregon**



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07/02/2025 01:02:05 PM

Fee: \$112.00

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.  
620 Main Street  
Klamath Falls, OR 97601

SELLER'S NAME AND ADDRESS:

D. Frances Young  
905 Prospect Street  
Klamath Falls, OR 97601

PURCHASER'S NAME AND ADDRESS:

David Grammer and Martha Grammer  
2507 Gettle Street  
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

D. Frances Young  
905 Prospect Street  
Klamath Falls, OR 97601

**NOTICE OF TERMINATION OF CONTRACT OF SALE**  
**AND**  
**RELEASE OF ALL INTEREST**

THIS NOTICE OF TERMINATION OF CONTRACT OF SALE AND RELEASE OF ALL INTERESTS is entered into on this 29<sup>th</sup> day of June, 2025, by and between **D. FRANCES YOUNG** (hereinafter referred to as "Seller"), and **DAVID GRAMMER and MARTHA GRAMMER** (hereinafter referred to as "Purchaser").

**RECITALS:**

WHEREAS, Seller and Purchaser entered into that certain Sale Agreement and Receipt for Earnest Money, dated December 22, 2020, which agreement was recorded on March 4, 2021, as Instrument No. 2021-003263 of the Official Records of Klamath County, Oregon (hereinafter the "Sale Agreement"); and

WHEREAS, in said Sale Agreement Seller agreed to sell, and Purchaser agreed to purchase that certain real property civilly described as 2507 Gettle Street, Klamath Falls, Oregon, and legally described as follows, to-wit:

Lots 17 and 18, Block 7, ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(Map/Tax 3909-002CA-06700, Property ID # R518988)

(hereinafter referred to as the "Real Property"), and

WHEREAS, said Sale Agreement, by its terms, called for Buyer and Seller to purchase the Real Property by means of a land sale contract, which culminated in the execution by Seller and Purchaser of the following documents:

1. A Contract of Sale (hereinafter the "Contract"), dated December 22, 2020, between **D. FRANCES YOUNG and DAVID GRAMMER and MARTHA GRAMMER**, which Contract was recorded on March 4, 2021, as Instrument No. 2021-003262 of the Official Records of Klamath County, Oregon;
2. A Memorandum of Contract of Sale (hereinafter the "Contract Memorandum), dated December 31, 2020, again between **D. FRANCES YOUNG and DAVID GRAMMER and MARTHA GRAMMER**, which Contract Memorandum was likewise recorded on March 4, 2021, as Instrument No. 2021-003261 of the Official Records of Klamath County, Oregon; and
3. An Amended Memorandum of Contract of Sale (hereinafter the "Amended Memorandum"), dated June 28, 2022, and recorded on June 30, 2022, as Instrument No. 2022-008090 of the Official Records of Klamath County, Oregon; and

WHEREAS, on or about May 5, 2025, Purchaser provided Seller with a written notice of intent to vacate the premises as of June 30, 2025; and

WHEREAS, Seller and Purchaser hereby wish to declare the hereinabove-described contracts and agreements terminated and to fully resolve all such contracts and agreements between them; now, therefore,

**W I T N E S S E T H:**

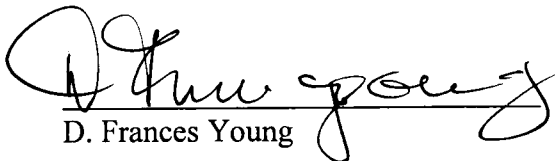
THAT for and in consideration of the sum of EIGHT THOUSAND SIX HUNDRED FORTY-FOUR AND NO/100THS DOLLARS (\$8,644.00), in hand paid by Seller to Purchaser, the receipt and sufficiency of which is hereby acknowledged, Seller and Purchaser agree as follows:

1. Seller and Purchaser hereby mutually understand and agree that the following agreements are to be terminated as of June 30, 2025:
  - (a) Sale Agreement and Receipt for Earnest Money recorded March 4, 2021 as Instrument No. 2021-003263, Official Records of Klamath County, Oregon;
  - (b) Contract of Sale recorded March 4, 2021, as Instrument No. 2021-003262, Official Records of Klamath County, Oregon;
  - (c) Memorandum of Contract of Sale recorded March 4, 2021, as Instrument No. 2021-003261, Official Records of Klamath County, Oregon; and
  - (d) Amended Memorandum of Contract of Sale recorded June 30, 2022, as Instrument No. 2022-008090, Official Records of Klamath County, Oregon.



2. Purchaser hereby releases, forfeits, relinquishes and/or conveys to Seller any and all interest arising from or in relation to the Sale Agreement, Contract, Contract Memorandum and Amended Memorandum.

IN WITNESS WHEREOF, the parties have set their hands and seals the day and year first above written.

SELLER:

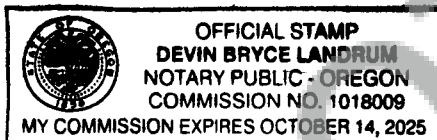
  
D. Frances Young


PURCHASER

  
David Grammer  
  
Martha Grammer

STATE OF OREGON; County of Klamath ) ss.

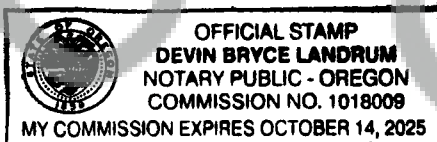
ON THIS 29<sup>th</sup> DAY OF JUNE, 2025, PERSONALLY APPEARED BEFORE ME the above-named D. FRANCES YOUNG, and acknowledged the foregoing instrument to be her voluntary act and deed.




  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 10-14-2025

STATE OF OREGON; County of Klamath ) ss.

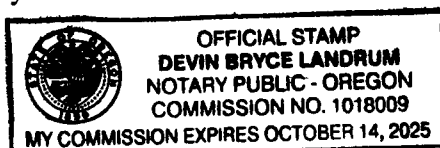
ON THIS 29<sup>th</sup> DAY OF JUNE, 2025, PERSONALLY APPEARED BEFORE ME the above-named DAVID GRAMMER, and acknowledged the foregoing instrument to be his voluntary act and deed.




  
NOTARY PUBLIC FOR ORGON  
My Commission Expires: 10-14-2025

STATE OF OREGON; County of Klamath ) ss.

ON THIS 29<sup>th</sup> DAY OF JUNE, 2025, PERSONALLY APPEARED BEFORE ME the above-named MARTHA GRAMMER, and acknowledged the foregoing instrument to be her voluntary act and deed.



  
NOTARY PUBLIC FOR ORGON  
My Commission Expires: 10-14-2025