

When recorded, return to: SB Home Buyers | c/o Cristian Fernandez
1110 Brickell Ave | jamie@solutionbasedbuyers.com | 405-824-6656

AFFIDAVIT OF CONTRACT AND NOTICE OF INTEREST

BEFORE ME, the undersigned authority, on this day personally appeared
Virginia Saltenberger (“Seller”) and
SB Home Buyers (“Buyer”), who
being by me first duly sworn upon his/her oath deposed and stated as follows:

My name is Virginia Saltenberger (Seller). I am
over the age of 21 and am of sound mind and am capable of making this Affidavit (“Affidavit”).
I have personal knowledge of the facts stated below, and every statement is true and correct.

On this date, 3/11/2024, I have signed a valid and legally binding Contract
to sell my real property (“Property”) located at:
5829 Cheyne Ave Klamath Falls, OR 97603 (address)
to SB Home Buyers (Buyer), which Property is further described below.

GRANTOR (Seller): Virginia Saltenberger

GRANTEE (Buyer): SB Home Buyers

PROPERTY LEGAL DESCRIPTION: _____

APN
R506839
Legal Description
MADISON PARK 1ST ADDITION LOT 34

As an act of my own free will, I hereby agree to encumber the above referenced property with this Affidavit of Contract and Notice of Interest as an assurance to Grantees that I will comply with the terms of the Contract to sell them the Property.


I hereby give Grantees permission to file this Affidavit in the Public Records of _____
Klamath County, Klamath Falls, and do hereby agree and indemnify Grantees from any and all liability, direct and consequential damages, attorney's fees, judgements, and awards arising out of or related to the filing of this Affidavit in the Public Records of _____
Klamath County, Klamath Falls.

This Affidavit is effective until it is released by a subsequently filed Release document signed by _____
SB Home Buyers
(Grantee) and filed in the Public Records of _____
Klamath Falls County, _____.

FURTHER AFFIANT SAYETH NOT:

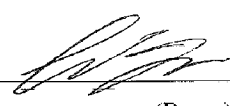
Virginia Saltenberger

(Seller) Signature



(Seller) Signature

SB Home Buyers - Company Signatory
(Buyer)



(Buyer)

[Notary Acknowledgement Pages To Follow]

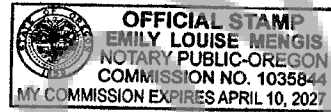
NOTARY ACKNOWLEDGEMENT - SELLER

STATE OF: Oregon
COUNTY OF: Klamath

On this, the 11th day of March, 2020,
before me, the undersigned officer, personally appeared Virginia
Saltenberger (name of "Seller"), known to me (or satisfactorily proven)
to be the person whose name is subscribed to the above instrument, and he/she acknowledged that
he/she executed the same for the purposes therein contained.

[Signature]
Notary Public's Signature

My Commission Expires: April 10, 2027



NOTARY ACKNOWLEDGEMENT - BUYER

STATE OF: Florida
COUNTY OF: Miami-dade

On this, the 12th day of March, 2020,
before me, the undersigned officer, personally appeared Christian Fernandez
_____ (name of "Buyer"), known to me (or satisfactorily
proven) to be the person whose name is subscribed to the above instrument, and he/she
acknowledged that he/she executed the same for the purposes therein contained.

[Signature]
Notary Public's Signature

My Commission Expires: 4/3/28

