

BS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Susan Setera

16169 SE River Forest Place

Milwaukie, OR 97216

Seller's Name and Address

Charles Goldston dba Goldstark, LLC

11115 SE Stark St

Portland, OR 97216

Buyer's Name and Address

After recording, return to (Name and Address):

Charles Goldston

11115 SE Stark St

Portland, OR 97216

Until requested otherwise, send all tax statements to (Name and Address):

Charles Goldston

11115 SE Stark St

Portland, OR 97216

Multnomah County Official Records
E Murray, Deputy Clerk

2023-052305



03047243202300523050010018

\$86.00

08/21/2023 01:02:08 PM

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\$5.00 \$11.00 \$60.00 \$10.00

MEMORANDUM OF LAND SALE CONTRACT

On August 18, 2023

Susan Setera

, as seller(s), and Charles Goldston dba Goldstark, LLC

, as buyer(s),

made and entered into a certain land sale contract, wherein the seller(s) agreed to sell to the buyer(s), and the buyer(s) agreed to purchase from the seller(s), the fee simple title in and to the following described real property in Multnomah

County, State of Oregon (legal description of property; if space insufficient, continue description on reverse or on separate sheet):

11115 SE Stark St

Portland, OR 97216

Lot1, Block1, Anderson Acres, in the County of Multnomah and State of Oregon

The true and actual consideration paid for this transfer, set forth in the contract, is \$750,000.00, payable \$75,000.00 down on the signing of the contract and the balance payable in ☒ monthly ☐ quarterly ☐ semi-annual ☐ annual (indicate which) installments of not less than \$6,500.00 each. All deferred payments shall bear interest at the rate of 3% per annum from the date of the contract until paid.

The seller(s) executed this instrument on August 18, 2023; any signature on behalf of a business or other entity is made with the authority of that entity.

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 195.300, 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.

[Handwritten signature of Susan Setera]

STATE OF OREGON, County of Clackamas

) ss.

This record was acknowledged before me on

August 18th, 2023

by Charles Brian Goldston

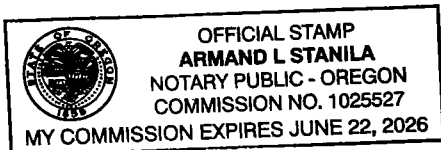
This record was acknowledged before me on

August 18th, 2023

by Susan Nell Setera

as

of



Notary Public for Oregon

My commission expires June 22, 2026