

Form of Memorandum of Contract of Sale

Recorded at the request of:  
Lewis & Clark College  
615 S. Palatine Hill Rd, MSC 27  
Portland, OR 97219

Multnomah County Official Records  
E Murray, Deputy Clerk

**2023-048185**

08/02/2023 12:07:14 PM

CONT-CONT Pgs=5 Stn=77 ATLR  
\$25.00 \$11.00 \$10.00 \$60.00

**\$106.00**

After recording return to:  
Lewis & Clark College  
615 S. Palatine Hill Rd, MSC 27  
Portland, OR 97219

Until a change is requested,  
all tax statements must be sent  
to the following address:

**MEMORANDUM OF CONTRACT OF SALE**

**DATED:** July 12, 2023 ("Contract Date")

**BETWEEN:** **LEWIS & CLARK COLLEGE** ("Seller")  
615 S. Palatine Hill Road  
Portland, OR 97219

**AND:** Patricia Palczewska & James Dunlap ("Purchaser")  
6538 SW Firlock Way, Apt. 3  
Portland, OR 97223

Pursuant to a Contract of Sale dated this same date, Seller sold to Purchaser Seller's interest in the house and other improvements (the "Improvements") located on the real property (the "Land") described on Exhibit A. If not earlier paid, all amounts owed under the Contract of Sale will be due and payable on August 3, 2053. The true and actual consideration for this conveyance is \$380,000.

Seller has reserved the right to repurchase the Improvements from Purchaser pursuant to the terms of a Ground Lease between the parties.

WFG Title

23-148185

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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. 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 DESCRIBED 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.


Property Tax Account No. R330645 (Building); R575169 (Land)

IN WITNESS WHEREOF, the parties have caused this memorandum to be executed as of the day and year first above written.

**SELLER:**

**PURCHASER:**

**LEWIS & CLARK COLLEGE**

By: 

Name: Robin H. Holmes-Sullivan

Title: President

By: 

Name: Andrea Dooley

Title: CFO and VP for Operations

By: 

Name: Patricia Palczewska

By: 

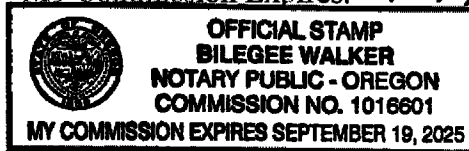
Name: James Dunlap

STATE OF OREGON )  
 ) ss.  
County of Multnomah )

This instrument was acknowledged before me on this 1<sup>st</sup> day of August, 2023 by Robin H. Holmes-Sullivan, the President of Lewis & Clark College, an Oregon nonprofit corporation, on behalf of the corporation.

*[Signature]*

Notary Public for Oregon  
My Commission Expires: 9/19/2025

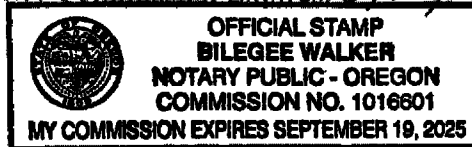


STATE OF OREGON )  
 ) ss.  
County of Multnomah )

This instrument was acknowledged before me on this 1<sup>st</sup> day of August, 2023, by Andrea Dooley, Chief Financial Officer and VP for Operations of Lewis & Clark College, an Oregon nonprofit corporation, on behalf of the corporation.

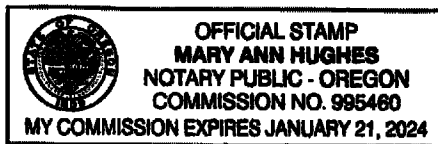
*[Signature]*

Notary Public for Oregon  
My Commission Expires: 9/19/2025



STATE OF OREGON )  
 ) ss.  
County of Multnomah )

This instrument was acknowledged before me this 2<sup>ND</sup> day of August, 2023, by Patricia Palczewska.



*[Signature]*  
Notary Public for Oregon  
My Commission Expires: 1/21/24

STATE OF OREGON )  
 ) ss.  
County of Multnomah )

This instrument was acknowledged before me this 2<sup>ND</sup> day of August, 2023, by James Dunlap.



*[Signature]*  
Notary Public for Oregon  
My Commission Expires: 1/21/24

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

A part of the Southwest one-quarter of Section 27, Township 1 South, Range 1 East of the Willamette Meridian, in the City of Portland, County of Multnomah and State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of the William S. Torrence Donation Land Claim (DLC); thence South 1°56'00" West a distance of 1103.31 feet along the West line of the said DLC (also the centerline of S.W. Palatine Hill Road); thence North 88°04'00" West, a distance of 25.00 feet to the true point of beginning, said point being the Southeast corner of that tract conveyed to Nellie Tholen, a single woman, by Deed recorded June 20, 1961 in Deed Book 2085, Page 29, Deed Records of Multnomah County, Oregon; thence from the true point of beginning, South 1°56'00" West a distance of 166.45 feet along the West line of S.W. Palatine Hill Road; thence South 69°14' West a distance of 61.68 feet; thence 35.70 feet along the arc of a 65.11 foot radius curve to the right through a central angle of 31°25'00" (the long chord of 35.26 feet bears South 84°56'30" West); thence North 79°21'00" West a distance of 129.76 feet; thence North 1°56'00" East a distance of 174.88 feet to the South line of the above noted Tholen Tract; thence South 88°04'00" East a distance of 220.15 feet along the South line of the Tholen Tract to the true point of beginning.