

BS

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



007 2<sup>nd</sup> Terrace, LLC  
1519 SW 3<sup>rd</sup> Drive  
Gresham, OR 97080

Seller's Name and Address

Michael Dennis Daly  
14996 SE Aspen Lake Way  
Clackamas, OR 97015

Buyer's Name and Address

After recording, return to (Name and Address):

Paul Kintz, Trustee  
1519 SW 3<sup>rd</sup> Drive  
Gresham, OR 97080

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

Paul Kintz, Trustee  
1519 SW 3<sup>rd</sup> Drive  
Gresham, OR 97080

Multnomah County Official Records  
E Murray, Deputy Clerk

2023-051273

08/16/2023 12:24:48 PM

CONT-CONT Pgs=1 Stn=68 ATJN  
\$5.00 \$11.00 \$10.00 \$60.00

\$86.00

## MEMORANDUM OF LAND SALE CONTRACT

On August 1, 2023, 007 2<sup>nd</sup> Terrace, LLC an Oregon Limited Liability Company, as seller(s), and Michael Dennis Daly, 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):

Lot 108, Bechtold + Townhomes No. 2  
in the city of Gresham, County of Multnomah, and State of Oregon  
aka 2594 NW 2<sup>nd</sup> Terrace, Gresham, OR 97030

The true and actual consideration paid for this transfer, set forth in the contract, is \$ 359,000, payable \$ 40,000 down on the signing of the contract and the balance payable in ☒ monthly ☐ quarterly ☐ semi-annual ☐ annual (indicate which) installments of not less than \$ 4570.72 each. All deferred payments shall bear interest at the rate of 4.5 % per annum from the date of the contract until paid.

The seller(s) executed this instrument on July 31, 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.

Paul Kintz, Trustee  
Kintz Living Trust  
Sole Member of PDK Holdings, LLC  
Sole Member of 007 2<sup>nd</sup> Terrace, LLC  
an Oregon Limited Liability Company

STATE OF OREGON, County of Washington ss.

This record was acknowledged before me on July 31 2023  
by Paul Kintz, Trustee Kintz Living Trust

This record was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



OFFICIAL STAMP  
SHEILA WAGNON  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 1008797

MY COMMISSION EXPIRES FEBRUARY 04, 2025

Sheila Wagon  
Notary Public for Oregon  
My commission expires Feb 4 2025

Stewart Title 2083679