

After recording, return to:

Stephanie E. Muse
435 W 23rd St., Apt. 17D
New York NY 10011

**Until a change is requested,
all Tax Statements will be sent to:**

Karen Kajiware
333 NW 9th Avenue Unit #1002
Portland, OR 97209

Property Tax Account Nos.: R564321, R564444, R564710
Map Nos.: 1N1E34CB - 99420, - 99033, - 99418

Multnomah County Official Records
E Murray, Deputy Clerk

2023-061457

10/02/2023 01:45:08 PM

CONT-CONT Pgs=6 Stn=68 ATJN
\$30.00 \$11.00 \$10.00 \$60.00

\$111.00

MEMORANDUM OF CONTRACT OF SALE

This Memorandum of Contract of Sale (this "**Memorandum**") is made as of September 29, 2023, between STEPHANIE E. MUSE (formerly known as Stephanie E. Keys, "**Seller**") whose address is 435 W 23rd St., Apt. 17D, New York NY 10011, and KAREN KAJIWARA ("**Purchaser**") whose address is 333 NW 9th Avenue Unit #1002, Portland, OR 97209.

Pursuant to a Contract of Sale dated September 29, 2023 ("**Contract**"), Seller sold to Purchaser Seller's interest in that certain property in Multnomah County, Oregon, legally described as:

Unit No. 1002, Parking Unit No. P-31, Storage Unit No. S-1025, ELIZABETH LOFTS CONDOMINIUMS, in the City of Portland, County of Multnomah and State of Oregon, TOGETHER WITH the limited common elements and an undivided interest in the general common elements as set forth in Declaration recorded February 1, 2005, Recording No. 2005-018624, and any subsequent amendments and/or supplemental(s) thereto.

(the "Property"). Title to the Property is subject to the exceptions in Exhibit 1. The terms upon which Seller has sold the Property to Purchaser are set forth in the Contract, to which reference is made for all purposes. The true and actual consideration for this conveyance is \$354,900.00. Purchaser will pay such amount, with interest, according to the terms of the Contract, under which the final payment of principal and interest is due on September 14, 2026.


BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, ORS 195.301 AND ORS 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 ORS 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, ORS 195.301 AND ORS 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 Memorandum will be recorded in the official records of Multnomah County, Oregon to give notice of the existence of the Contract. This Memorandum will not be deemed or construed to define, limit, or modify the Contract, or any provision thereof, in any manner.

SIGNED:

SELLER:



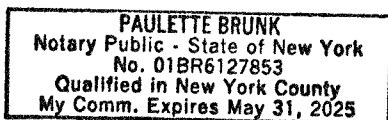
Stephanie E. Muse

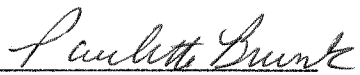
PURCHASER:

Karen Kajiwarra

STATE OF NEW YORK)
) ss.
County of NEW YORK)

This record was acknowledged before me on 29 SEPTEMBER, 2023, by Stephanie E. Muse.





Notary Public for New York
My commission expires: 05/31/2025

STATE OF WASHINGTON)
) ss.
County of _____)

This record was acknowledged before me on _____, 2023, by Karen Kajiwarra.

Notary Public for Washington
My commission expires: _____

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 ORS 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, ORS 195.301 AND ORS 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 Memorandum will be recorded in the official records of Multnomah County, Oregon to give notice of the existence of the Contract. This Memorandum will not be deemed or construed to define, limit, or modify the Contract, or any provision thereof, in any manner.

SIGNED:

SELLER:

Stephanie E. Muse

STATE OF NEW YORK)
) ss.
County of _____)

PURCHASER:

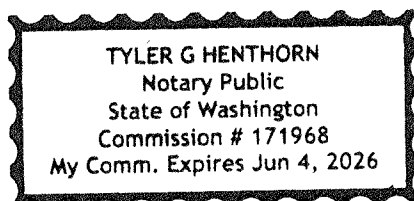
Karen Kajiwara

This record was acknowledged before me on _____, 2023, by Stephanie E. Muse.

Notary Public for New York
My commission expires: _____

STATE OF WASHINGTON)
) ss.
County of KING)

This record was acknowledged before me on SEPTEMBER 29, 2023, by Karen Kajiwara.



Notary Public for Washington
My commission expires: JUNE 04, 2026

EXHIBIT 1

Title Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Northwestern Electric Company
Purpose:	Special lighting system
Recording Date:	October 11, 1935
Recording No:	Book 310, Page 298
Affects:	Unspecified portion of the common area
and Recording Date:	March 6, 1936
and Recording No:	Book 328, Page 155

2. Conditions and restrictions as established by the City of Portland Design Review:

Purpose:	Design review
Ordinance No. / File No.:	DZ 2-82
Recording Date:	March 1, 1982
Recording No.:	82-012097 Book 1581, Page 1085

3. Conditions and restrictions as established by the City of Portland Land Use Review:

Purpose:	Land use review
Ordinance No. / File No.:	LUR 95-00961DZ
Recording Date:	March 21, 1996
Recording No.:	96-042364

4. Conditions and restrictions as established by the City of Portland:

Purpose:	Land use review
Ordinance No. / File No.:	LUR 99-00323DZ
Recording Date:	July 6, 1999
Recording No.:	99-131841

5. Conditions and restrictions as established by the City of Portland Land Use Review:

Purpose:	Conditions of approval for development
Ordinance No. / File No.:	LU 02-153965/DZM MS PC 02-120766
Recording Date:	April 29, 2003
Recording No.:	2003-096857

6. Revocable Permit to Use Dedicated Street Areas

Recording Date:	July 1, 2003
Recording No.:	2003-152811

7. Operations and Maintenance Plan

Recording Date: August 27, 2003
Recording No.: 2003-200420

8. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Entitled: Declaration of Unit Ownership
Recording Date: February 1, 2005
Recording No: 2005-018624
and Re-Recording Date: August 23, 2005
and Re-Recording No: 2005-159493

By-laws of Elizabeth Lofts Condominiums Owner's Association are recorded as part of the above Declaration.

Amendment(s)/Modification(s) of said covenants, conditions and restrictions
Recording Date: April 20, 2005
Recording No: 2005-069705

Amendment(s)/Modification(s) of said covenants, conditions and restrictions
Recording Date: April 20, 2005
Recording No: 2005-069706

Amendment(s)/Modification(s) of said covenants, conditions and restrictions
Recording Date: August 10, 2007
Recording No: 2007-144538

Amendment(s)/Modification(s) of said covenants, conditions and restrictions
Recording Date: June 13, 2012
Recording No: 2012-072320

Amendment(s)/Modification(s) of said covenants, conditions and restrictions
Recording Date: April 5, 2021
Recording No.: 2021-055972

Amendment(s)/Modification(s) of said covenants, conditions and restrictions
Recording Date: February 9, 2022
Recording No: 2022-015174

9. Liens and assessments, if any, by the Elizabeth Lofts Condominium Owners Association.

10. The homeowners' or unit owners' association has recorded a request that it be notified regarding any transfer of title of the property for information concerning dues, maintenance fees, transfer fees or special assessments.

Recording Date: March 3, 2005
Recording No.: 2005-036400

11. Easement and Maintenance Agreement, including the terms and provisions thereof

Recording Date: February 1, 2005
Recording No.: 2005-018625
and Re-Recording Date: February 25, 2005
and Re-Recording No: 2005-031924

Amendment(s)/Modification(s) of said Easement and Maintenance Agreement

Recording Date: November 9, 2006
Recording No: 2006-209198

12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Lovejoy Columns
Purpose: Maintenance and Access
Recording Date: December 20, 2005
Recording No: 2005-246428
Affects: Plaza at ground level

13. Conditions and restrictions as established by the City of Portland:

Purpose: Land use review
Ordinance No. / File No.: LU 08-171535 DZ
Recording Date: October 9, 2009
Recording No.: 2009-142953

21. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$341,000.00
Dated: February 3, 2021
Trustor/Grantor: Stephanie E. Keys
Trustee: First American Title Insurance Company
Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS),
solely as nominee for Finance of America Mortgage LLC
MIN: 100070202003140659
Recording Date: February 8, 2021
Recording No.: 2021-022058