

Fidelity National Title of Oregon - Accommodation Recording

RECORDING REQUESTED BY:



5400 SW Meadows Road, Suite 100  
Lake Oswego, OR 97035

Multnomah County Official Records  
E Murray, Deputy Clerk

2023-061522

10/02/2023 03:40:30 PM

CONT-CONT Pgs=3 Stn=68 ATJN  
\$15.00 \$11.00 \$10.00 \$60.00

\$96.00

VENDEE'S NAME AND ADDRESS:

Click Cash Offer LLC, a Washington limited liability company  
and/or Assigns  
2808 NE 58th St  
Vancouver, WA 98663

VENDOR'S NAME AND ADDRESS:

Patricia J. Hust  
6612 SE Taggart Street  
Portland, OR 97206

AFTER RECORDING RETURN TO:

Arthur Ryapolov  
Click Cash Offer LLC, a Washington limited liability company  
2808 NE 58th St  
Vancouver, WA 98663

UNTIL REQUESTED OTHERWISE, SEND ALL TAX  
STATEMENTS TO:

Patricia J. Hust  
6612 SE Taggart Street  
Portland, OR 97206

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MEMORANDUM OF LAND SALE CONTRACT

KNOW ALL MEN BY THESE PRESENTS that on 9-10-2023, Patricia J. Hust, as  
vendor(s), and Click Cash Offer LLC, a Washington limited liability company and/or assigns, as the vendee(s),  
made and entered into a certain land sale contract, wherein the vendor(s) agreed to sell to the vendee(s), and  
vendee(s) agreed to purchase from vendor(s), the A Fee title in and to the following described real property in  
Multnomah County, State of Oregon, to wit:

The East one-half of Lots 1 and 2, Block 6, BONADAIR BLOCKS 6, 7, 8, 9 & 10, in the City of Portland,  
County of Multnomah and State of Oregon.

The true and actual consideration paid for this transfer, set forth in the contract, is Three Hundred Twenty-Five  
Thousand And No/100 Dollars (\$325,000.00) (See ORS 93.030).

IN WITNESS WHEREOF, the vendor(s) executed this memorandum on 9-20-2023. If  
the vendor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other  
person duly authorized to do so by order of its board of directors.

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.

NOTE: ORS 93.635 requires the foregoing memorandum to "be recorded by the conveyor not later than  
fifteen (15) days after the instrument is executed and the parties are bound thereby."

MEMORANDUM OF LAND SALE CONTRACT  
(continued)

VENDEE(S):

Click Cash Offer LLC, a Washington limited liability company

BY: [Signature]  
Arthur Ryapolov, Member

09-26-2023  
Date

BY: [Signature]  
Ruben Ryapolov, Member

09-26-23  
Date

State of WA  
County of Clark

This instrument was acknowledged before me on Sept 26 2023 by Arthur Ryapolov, as Member for Click Cash Offer LLC, a Washington limited liability company.

[Signature]  
Notary Public - State of Washington

My Commission Expires: 11/21/2025

NOTARY PUBLIC  
STATE OF WASHINGTON  
REBECCA ANN RIDDELL  
MY COMMISSION EXPIRES  
NOVEMBER 21, 2025  
COMMISSION # 134420

State of WA  
County of Clark

This instrument was acknowledged before me on Sept 26 2023 by Ruben Ryapolov, as Member for Click Cash Offer LLC, a Washington limited liability company.

[Signature]  
Notary Public - State of Washington

My Commission Expires: 11/21/2025

NOTARY PUBLIC  
STATE OF WASHINGTON  
REBECCA ANN RIDDELL  
MY COMMISSION EXPIRES  
NOVEMBER 21, 2025  
COMMISSION # 134420

VENDOR(S):

\_\_\_\_\_  
Patricia J. Hust

\_\_\_\_\_  
Date

State of \_\_\_\_\_  
County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ by Patricia J. Hust.

\_\_\_\_\_  
Notary Public - State of Oregon

My Commission Expires: \_\_\_\_\_

**MEMORANDUM OF LAND SALE CONTRACT**  
(continued)

**VENDEE(S):**

Click Cash Offer LLC, a Washington limited liability company

BY: \_\_\_\_\_  
Arthur Ryapolov, Member

\_\_\_\_\_  
Date

BY: \_\_\_\_\_  
Ruben Ryapolov, Member

\_\_\_\_\_  
Date

State of \_\_\_\_\_  
County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ by Arthur Ryapolov, as Member for Click Cash Offer LLC, a Washington limited liability company.

\_\_\_\_\_  
Notary Public - State of Washington

My Commission Expires: \_\_\_\_\_

State of \_\_\_\_\_  
County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ by Ruben Ryapolov, as Member for Click Cash Offer LLC, a Washington limited liability company.

\_\_\_\_\_  
Notary Public - State of Washington

My Commission Expires: \_\_\_\_\_

**VENDOR(S):**

Patricia J. Hust  
Patricia J. Hust

9/26/2023  
Date

State of Oregon  
County of Clackamas

This instrument was acknowledged before me on 09/26/23 by Patricia J. Hust.

Taylor Hellweg  
Notary Public - State of Oregon

My Commission Expires: 07/27/24

