

SEND ALL TAX STATEMENTS TO:

ELAREN PROPERTIES, LLC  
8400 SW SEMINOLE TRAIL  
TUALATIN OR 97062

REEL 4683 PAGE 81  
MARION COUNTY  
BILL BURGESS, COUNTY CLERK  
01-13-2023 09:24 am.  
Control Number 728633 \$ 106.00  
Instrument 2023 00000996

AFTER RECORDING RETURN TO:

KATHLEEN AND MARK GEHRKE  
PO BOX 12486  
SALEM OR 97309

MEMORANDUM OF CONTRACT OF SALE

DATED: JAN 11, 2023

BETWEEN: Kathleen K. Gehrke, Mark A. Gehrke

Address: P.O Box 12486, Salem, OR 97309-0486

("Seller")

AND

Karen Soll Member Elaren properties LLC, Eles Doll Member Elaren properties LLC

Address: 8400 SW Seminole Trail, Tualatin, OR  
97062

("Buyer")

Pursuant to a Contract of Sale ("Contract") dated 1-11-23, Seller entered into an agreement to sell to Buyer the Seller's interest in that certain real property located in Marion County, Oregon, more particularly described in the attached Exhibit A (hereinafter, the "Property"). If not paid earlier, all amounts owed under the Contract will be due and payable no later than 1-1-2028; at such time, Seller shall convey fee title in the Property to the Buyer.

(Select only one:)

☒ The true and actual consideration paid for this transfer, stated in terms of dollars is \$ 422,000.00.

☐ The actual consideration consists of or includes other property, or other value, given or promised, which was either part of, or the whole consideration. (Note: Neither the monetary value nor a description of the other property or value needs to be stated here. See ORS 93.030.)

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

Buyer Initials ES DK Date 1/11/23

Seller Initials KB ML Date 1-11-23

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LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE OF BUYER AND/OR SELLER AND DATE

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29 IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED  
30 USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES,  
31 AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY,  
32 UNDER ORS 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2  
33 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

34 IN WITNESS WHEREOF, the undersigned represents that he/she/they has/have caused this Memorandum to be executed as of the  
35 day and year written above.

36 SELLER:

SELLER:

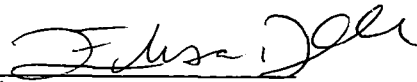
37 Signature:   
Kathleen K. Gehrke

Signature:   
Mark A. Gehrke

BUYER:

Elaren Properties, LLC

Signature:   
Karen Soll  
Member

Signature:   
Elessa Doll  
Member

Buyer Initials ES, KS Date 1/11/23

Seller Initials MG, MG Date 1-11-23

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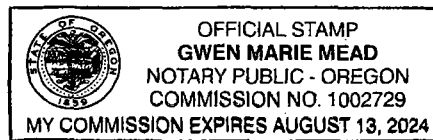
735 Madrona Ave

STATE OF OREGON )  
 ) ss.  
County of Marion )

BE IT REMEMBERED, That on this 11 day of Jan 2023, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named ELESA DOLL AND KAREN SOLL, MEMBERS OF \*\* and acknowledged that he/she/they executed the foregoing instrument freely and voluntarily. **\*\*ELAREN PROPERTIES, LLC**

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Gwen Mead  
Notary Public for Oregon  
My Commission Expires: 08.13.2024

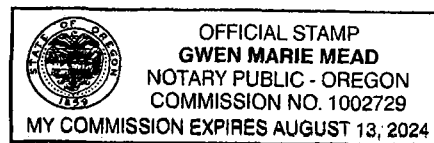


STATE OF OREGON )  
 ) ss.  
County of Marion )

BE IT REMEMBERED, That on this 11 day of Jan 2023, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Kathleen K. Gehrke, Mark A. Gehrke and acknowledged that he/she/they executed the foregoing instrument freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Gwen Mead  
Notary Public for Oregon  
My Commission Expires: 08.13.2024



Buyer Initials ES, KS Date 1/11/23

Seller Initials KJ, MM Date 1-11-23

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**EXHIBIT A**  
(Attach Legal Description)

Buyer Initials ED, RE Date 1/11/23

Seller Initials RS, MK Date 01-11-23

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## EXHIBIT "A"

### Legal Description

Beginning at the Southeast corner of the SUBDIVISION OF LOT 32, OF EWALD FRUIT FARMS, in the City of Salem, Marion County, Oregon; thence West along the South line of said Lot 32, 102.85 feet to the Southeast corner of a tract of land conveyed to Calvin L. Tigner recorded in Volume 639, Page 438, Deed Records for said County and State; thence North  $0^{\circ}18'$  West along the East line of said tract of land 120.00 feet; thence North  $4^{\circ}14'29''$  West 78.00 feet more or less to the Southwest corner of a tract conveyed to Grant and Rebecca Heintz recorded in Reel 898, Page 222, Deed Records for said County and State; thence East parallel with the South line of said Lot 32, 102.85 feet to the Southeast corner of said Heintz Tract; thence South  $0^{\circ}18'$  East along the East line of said Lot 32, 196.74 feet to the place of beginning.

K.R.

ED

Mh

JS

1-11-23

**REEL: 4683**

**PAGE: 81**

**January 13, 2023, 09:24 am.**

**CONTROL #: 728633**

State of Oregon  
County of Marion

I hereby certify that the attached  
instrument was received and duly  
recorded by me in Marion County  
records:

**FEE: \$ 106.00**

**BILL BURGESS  
COUNTY CLERK**

**THIS IS NOT AN INVOICE.**