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MEMORANDUM OF OPTION AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, That the undersigned Richard and Frances E. Morris, husband and wife, as optionor, and ORE CAL GENERAL WHOLESALE, INC., an Oregon coporation, as optionee, have entered into an option agreement in writing under date of Sept 15, 1980 wherein optionor has granted to optionee the exclusive right to purchase the following-described real property, situated in Klamath County, Oregon, to-wit:

PARCEL ONE: A tract of land being Lot 1 and a portion of Lot 2 in Block 3 of Tract 1080, Washburn Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows: Beginning at the Southwest corner of said Lot 1; thence N. 00°04'50" E. 195.00 feet to the Northwest corner of said Lot 1; thence continuing N. 00°04'50" E. 57.80 feet; thence S. 89°25'10" E. 300.00 feet; thence S. 00°04'50" W. 57.80 feet to the Northeast corner of said Lot 1; thence continuing S. 00°04'50" W. 195.00 feet to the southeast corner of said Lot 1; thence N. 89°25'10" W. 300.00 feet to the beginning. EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its Department of Transportation, Highway Division, recorded August 16, 1976, in Deed Volume M-76, page 12646, Microfilm records of Klamath County, Oregon.

PARCEL TWO: A tract of land situated in Lot 2, Block 3, Tract 1080, Washburn Park, more particularly described as follows; Beginning at a point on the easterly right of way line of Washburn Way, said point being N. 00°04'50" E. 57.80 feet from the Northwest corner of Lot 1, Block 3; thence S. 89°25'10" E. 300.00 feet to the true point of beginning; thence S. 89°25'10" E. a distance of 100.08 feet to a point; thence S. 89°56'30" E. a distance of 51.67 feet to the Northwest corner of parcel conveyed to Ronald T. Williams, et ux, by Deed Vol. M-77, page 17511; thence S. 0°04'50" W. along the West line of last mentioned parcel a distance of 253.26 feet to the North line of Crosby Avenue; thence N. 89°25'10" W. along said North line a distance of 151.76 feet to the Southeast corner of Lot 1, Block 3; thence N. 0°04'50" E. a distance of 252.8 feet, more or less, to the point of beginning.

IN WITNESS WHEREOF, I have hereunto set my hand this 15th day of

Sept., 1980.

Richard Morris
Frances E Morris

STATE OF OREGON)
County of KLAMATH)

ss. Sept. 15, 1980

Personally appeared the above-named Richard & Frances E. Morris known to be the identical person described in and who executed the foregoing Memorandum of Option Agreement, and acknowledged said instrument to be their voluntary act and deed.

L. J. J. J. J.
NOTARY PUBLIC FOR OREGON
My commission expires 8/14/83

194114

ORE CAL GENERAL WHOLESALE, INC.

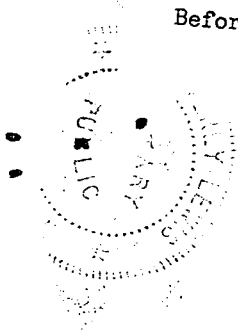
By Harry R. Waggoner
President

By Jewell Houston
Secretary

STATE OF OREGON }
County of KLAMATH } ss. September 15, 1980

Personally appeared Harry R. Waggoner and Jewell Houston, who being first duly sworn, did say that they are the president and secretary, respectively, of ORE CAL GENERAL WHOLESALE, INC., an Oregon corporation, and that the foregoing Deed was signed in behalf of said corporation by authority of its board of directors; and they acknowledged said instrument to be its voluntary act and deed.

Before me:



Bernetha H. Hirsch
NOTARY PUBLIC FOR OREGON
My commission expires 4-24-82

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of Klamath County Title Co.
this 7th day of October A. D. 19 80 at 10:58 o'clock AM, and
duly recorded in Vol. 480, of Deeds on Page 19413

Fee \$7.00

Bernetha H. Hirsch
Notary Public, County Clerk