

TO: Clerk of Klamath County, Klamath Falls, Oregon

That on the 28th day of June, 1984, an Option to Purchase was entered into between OBIL S. COLLMAN and BERNIECE V. COLLMAN, husband and wife, hereinafter called LANDLORD/GRANTOR, and WILLIAM A. BARTLETT and CATHERINE M. BARTLETT, husband and wife, hereinafter called TENANT/GRANTEE, in consideration of the agreements therein contained, on the following legal description, situate within the County of Klamath, Oregon:

Said legal description is attached hereto, marked Exhibit "A" and by this reference made a part hereof.

This is a Memorandum of the Option to Purchase entered into between the parties hereto and does not set out, nor is it intended to set out, the actual agreements between the parties. The primary document is an Option to Purchase, together with other documents under the date of June 28, 1984, which is the controlling document and if any dispute between this Memorandum and the primary document should arise, the primary document shall control.

That the true and actual consideration for the lease and purchase of said real property is the sum of \$175,000.00.

Phil S. Collman  
Grantor

Wilma G. Darby  
Grantee

Bernice Collman  
Grantor

Catherine M. Bartlett  
Grantee

STATE OF OREGON )  
County of Klamath ) ss.

That on the 28th day of June, 1984, personally appeared the above-named ~~OBIL S. COLLMAN~~ and ~~BERNICE V. COLLMAN~~, husband and wife, and acknowledged WILLIAM A. BARTLETT & CATHERINE M. BARTLETT, their voluntary act. Before me:

Marilyn K. Sweeney  
Notary Public for Oregon  
My Commission expires: 9/16/85

STATE OF OREGON )  
County of Klamath ) ss.

That on the 4th day of June, 1984, personally appeared the above-named ~~WILLIAM A. BARTLETT~~ and ~~CATHERINE M. BARTLETT~~, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Richard L. Laro  
Notary Public for Oregon  
My Commission expires: 3/15/88

RET. TO:  
Brandsness & Huffman, P.C.  
411 Pine St.  
Klamath Falls, OR 97601  
MEMORANDUM OF OPTION

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## EXHIBIT A

The NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 27; and a tract of land situated in the W $\frac{1}{2}$ SW $\frac{1}{4}$  of Section 26 and the E $\frac{1}{2}$ SE $\frac{1}{4}$  of Section 27, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at the corner common to Sections 26, 27, 34 and 35, Township 38 South, Range 9 East of the Willamette Meridian, in Klamath County, Oregon; thence East, along the Section line a distance of 660 feet, more or less, thence North 1,747 feet; thence West, 2,020 feet to the West line of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 27; thence South along the subdivision line, a distance of 1,747 feet, more or less, to the Southwest corner of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 27; thence East, along the section line, a distance of 1,360 feet, more or less, to the point of beginning.

ALSO, a tract of land in the NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 27 and the NW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 26, Township 38 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pin on the  $\frac{1}{4}$  corner common to said Sections 26 and 27; thence South 89°40' West along the centerline of said Section 27, a distance of 1,358.52 feet to the West boundary of the NE $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 27; thence South 0°21' West along said West boundary a distance of 928.25 feet to an iron pin; thence North 89°29' East along the North line of that land deeded to Coleman and described in Deed Records of Klamath County, Oregon, in Volume 171, page 559, a distance of 2018.30 feet to an iron pin on the East boundary of the W $\frac{1}{2}$ W $\frac{1}{2}$ SW $\frac{1}{4}$  of said Section 26; thence North 0°21' East along said East boundary a distance of 928.51 feet to a point on the East-West centerline of said Section 26; thence South 89°05' West along the centerline of said Section 26, a distance of 659.82 feet, more or less to the point of beginning.

EXCEPTING THEREFROM the following:

A tract of land situated in the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 27, Township 38 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Northwest corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 27; thence Easterly along the North line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 27 to its intersection with the Westerly line of the Enterprise Irrigation District Canal; thence Southwesterly along the Westerly line of the Enterprise Irrigation District Canal to its intersection with the West line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 27, said point being North 0°21' East a distance of 281.2 feet from the iron pin marking the Southwest corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 27; thence Northerly along the West line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 27 a distance of 1056.4 feet, more or less, to the point of beginning.

ALSO EXCEPTING THEREFROM the following:

Beginning at an iron axle situated on the Southwest corner of said Section 26; thence North 89°05' East along the South line of said Section 26 a distance of 660 feet to an iron pin; thence North 0°21' East parallel with the West line of said Section 26, a distance of 1747.00 feet to an iron pin; thence South 89°29' West a distance of 1487.94 feet to an iron pin situated on the West edge of the Enterprise Irrigation District ditch easement; thence Southwesterly along the said Westerly ditch easement South 26°03' West 109.8 feet to a point; South 2°26' West 163.5 feet to a point; South 30°48' West 146.8 feet to a point; South 2°08'

West 201.8 feet; South 27°04' West 450.2 feet to a point; South 12°27' West 264.8 feet to a point; South 26°51' West 260.5 feet to an iron pin on the West line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 27; thence South 0°21' West along the West line of SE $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 27, a distance of 281.20 feet, to the iron pin marking the Southwest corner of said SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 27, thence East to the point of beginning.

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STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record . . .

this 10th day of July A. D. 19 84 at 1:22 o'clock P. M., and  
duly recorded in Vol. M84, of Deeds on Page 11589

Fee: \$12.00

EVELYN BIEHN, County Clerk  
By *Servetha H. Letch*

3. EXHIBIT A