

KLAMATH 26933

BPA COPY

Vol. 91 Page 4592

Tract No.: MMQ-MF-1
PRELIMINARY

TITLE CO

K-42926
OPTION FOR PURCHASE OF REAL ESTATE

Know all men by these presents, that JEAN M. RIDENOUR as Seller, does hereby bargain, give and grant to the United States of America, as Buyer, the sole, exclusive, and irrevocable right and option to purchase that certain real estate in the County of KLAMATH, State of Oregon, more particularly described as follows:

SEE ATTACHED EXHIBIT A

This option is purchased pursuant to the Bonneville Project Act of August 20, 1937, Ch. 720, 50 Stat. 731, as amended, 16 U.S.C. 832 I (1970); the Federal Columbia River Transmission System Act of October 18, 1974, P.L. 93-454, 88 Stat. 1376, 16 U.S.C. 838 (Supp IV); the Department of Energy Organization Act of August 4, 1977, P.L. 95-91; and the Pacific Northwest Electric Power Planning and Conservation Act of December 5, 1980, P.L. 96-501.

This option commences on 15 FEBRUARY, 1991, and expires at midnight on 14 NOVEMBER, 1991. To exercise this option, Buyer shall notify Seller by written notice delivered to the Seller at ROSEBURG, OREGON on or before the latter time.

The purchase price of said property, if purchased under this option, shall be FIFTY FIVE THOUSAND AND 00/100 dollars (\$55,000.00). The consideration given for this option is TWO THOUSAND FIVE HUNDRED AND 00/100 dollars (\$2,500.00), which amount shall be applied to the purchase price, should Buyer exercise this option.

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Upon execution of the contract or deed pursuant to the exercise of this option, Buyer shall pay Seller the sum of FIFTY TWO THOUSAND AND FIVE HUNDRED AND 00/100 dollars (\$52,500).

Should the Buyer elect to purchase said premises hereunder, the Buyer shall pay said consideration within twenty-one (21) days of Buyer's election to purchase, provided that the Seller can execute and deliver a good and sufficient general warranty deed conveying the premises hereunder, with the hereditaments and appurtenances thereunto belonging, to the United States of America and its assigns in fee simple, free and clear of all liens and encumbrances except as hereinafter stated. The United States of America agrees to take title to the above-described property subject to easements of record.

Should the Buyer elect to purchase said premises under this option, the abstract or certificate of title required in this transaction will be furnished by the United States at its expense. Seller is to have 60 days after written notice of defects is delivered to Seller to remedy same. If the Seller is unable to so perform, Seller shall thereafter immediately refund to the Buyer all sums previously paid pursuant to this option.

If the Buyer does not, within the period first stated above, elect to purchase said premises, this agreement shall at the expiration of said period become null and void, and the Seller shall retain to the Seller's own use and benefit all money paid hereunder.

Dated 15 FEBRUARY, 1991.

X Jean M. Ridenour

The United States of America

By John R. Conner
Chief, Land Branch MAR 12 1991
(Title) (Date)

The United States of America

by Debra A. Webb
REALTY SPECIALIST
(title)

Tract No.: MMHQ-MF-1
PRELIMINARY

MMHQ-MF-1 PRELIMINARY

A parcel of land in Government Lot 3 of Section 16, Township 41 South, Range 12 East of the Willamette Meridian in Klamath County, Oregon. Said parcel being more particularly described as follows:

Beginning at a point on the North right-of-way line of Oregon State Highway No. 50 (Merrill-Malin Highway) that is N.00°14'E., 30 feet from the southwest corner of the SE1/4NE1/4 of said Section 16, as shown on survey plat by Westvold and Associates and filed in said County survey records April 26, 1974, being Plat No. 1969; thence N.89°46'W., 600.00 feet along the North right-of-way line of said highway; thence leaving said North right-of-way line N.00°14'E., 865.00 feet; thence S.89°46'E., 600.00 feet; thence S.00°14'W., 865.00 feet to the Point of Beginning.

Tract MMHQ-MF-1 PRELIMINARY contains 11.9 acres, more or less.

Bearings and distances are based on the survey for Jerry Rajnus and Malin Park by Westvold and Associates. Survey plat filed in Klamath County-Survey Records on April 26, 1974, under Plat No. 1969.

PRELIMINARY

JAN 3 1975

U.S. DEPARTMENT OF ENERGY—BONNEVILLE POWER ADMINISTRATION
ACQUISITION SECTION

PERSONAL ACKNOWLEDGMENT

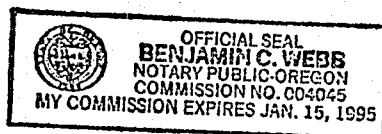
Washington, Oregon, Idaho, Montana, and California

State of OREGON)
County of DOUGLAS) ss

AFTER RECORDING RETURN TO:

BONNEVILLE POWER ADMINISTRATION
PO BOX 3621
PORTLAND OR 97208-3621

On this 15 day of FEBRUARY, 1991, before me personally
appeared JEAN M. RIDENOUR,
known to me, or proved to me on the basis of satisfactory evidence, to be the person(s) whose
name(s) IS subscribed to the within instrument and who acknowledged to me that s/he
executed the same as HER voluntary act and deed for the uses and purposes therein
mentioned.



(SEAL)

Benjamin C. Webb
Notary Public in and for the

State of OREGON

Residing at PORTLAND, OR. 97212

My commission expires JAN. 15, 1995

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 14th day
of March A.D., 19 91 at 11:00 o'clock AM., and duly recorded in Vol. M91
of Deeds on Page 4592.

FEE \$23.00

Evelyn Biehn County Clerk

By Pauline Mullendore