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OPTION FOR PURCHASE OF REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That HAROLD G. Dempsey
4435 CENTURY DR. So. Salem, OR, as Seller, does hereby bargain, give and grant
 to SUN COUNTRY LAND, INC. (AN OR CORP.),
 as Buyer, the sole, exclusive, and irrevocable right and option to purchase that certain real estate in the County of
Klamath, State of ORIGON, more particularly described as follows:

25 Acres ± AKA 23-09-240 - TAX LOT 200
 AND lots 1 thru 5 (SUN COUNTRY ESTATES) Appraised Subdivision
 NOT yet RECORDED. TRACT 1352

This option commences on 5/25/1999, and expires at midnight on 5/25/2001,
 To exercise this option, Buyer shall notify Seller by written notice delivered to the Seller at
ABOVE ADDRESS
 on or before the latter time.

The purchase price of said property, if purchased under this option, shall be \$ 2000.00 per Acre. The
 consideration given for this option is \$ 1.00, which amount shall not (indicate which) be applied
 to the purchase price, should Buyer exercise this option.

Buyer's written notice to Seller shall be accompanied by a further payment of \$ 0, which
 payment shall be applied toward the purchase price. Upon execution of the contract or deed pursuant to the exercise
 of this option, Buyer shall pay Seller the sum of \$ 2000.00 per Acre. The balance of the purchase price shall be paid
 as follows:

Cash upon closing w/ Escrow.

The form of security agreement which shall be used to consummate this transaction shall be a

WARRANTY Deed

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Should the Buyer elect to purchase said premises hereunder, the Buyer shall pay said consideration and deliver all necessary documents to the Seller as hereinbefore specified within 15 days of Buyer's election to purchase, and Seller shall furnish Buyer title insurance prepared by a reputable title insurance company insuring in the amount of said purchase price good marketable title in the Seller free and clear of all encumbrances whatsoever except only as hereinafter stated. The Seller shall forthwith convey said premises free of all encumbrances except

those of record

to the Buyer by good and sufficient deed with covenants of warranty, together with said title insurance. Buyer shall have 15 days after the delivery of said title insurance in which to examine same, and Seller is to have 15 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 said period elect to purchase said premises, then 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.

If the property includes housing constructed prior to 1978, see attached Seller's Disclosure of Information on Lead-Based Paint and or Lead-Based Paint Hazards (S-N Form No. 503).

Dated 5/15, 1999.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTING DISTRICT. ON DISTRICT PROTECTING STRUCTURES, THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FAIRM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OF SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. 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 APPROVED USES AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

David J. Dempsey

STATE OF OREGON, County of Deschutes, ss. 5/15, 1999.

This instrument was acknowledged before me on 5/15, 1999, by Linda G. Dempsey.

This instrument was acknowledged before me on _____, 19____,

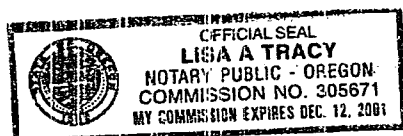
by _____,

as _____,

of _____.

Linda Tracy

My commission expires 12/12/01 Notary Public for Oregon



State of Oregon, County of Klamath
Recorded 6/04/99, at 11:04 a.m.
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Linda Smith, County Clerk
Fee \$ 45

Linda Smith