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After Recording Return To: **MTC 49895**  
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Attorney at Law  
P.O. Box 351  
Bend, OR 97709

**MEMORANDUM OF OPTION TO PURCHASE REAL PROPERTY**

**PARTIES:** JAMES R. TITUS and FRIEDA J. TITUS,  
husband and wife, "Seller"

JOHN H. MOSS and GEORGIA MOSS,  
husband and wife, Buyer. "Buyer"

**CONSIDERATION:** Purchase of business assets and assumption of ground lease

THIS MEMORANDUM gives notice that Seller has given Buyer the option to purchase the real property located in Klamath County described below. The option will automatically expire if it is not exercised before July 1, 2000.

**PARCEL 1:** Lots 1 through 4, inclusive of Block 1, RESUBDIVISION OF BLOCK 242, MILLS SECOND ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM that portion conveyed to the State of Oregon by instrument recorded June 29, 1942 in Volume 148, page 201, Deed Records of Klamath County, Oregon.


**PARCEL 2:** Lots 5 and 6, Block 1, RESUBDIVISION OF BLOCK 242, MILLS SECOND ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.**

DATED this 30<sup>th</sup> day of December, 1999.

**SELLER:**

  
JAMES R. TITUS

  
FRIEDA J. TITUS

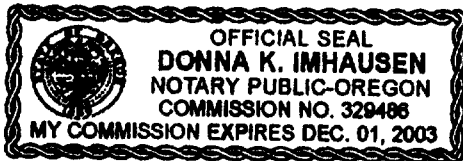
STATE OF OREGON )

County of Jackson )

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Personally appeared JAMES R. TITUS and FRIEDA J. TITUS, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed. Before me this 30 day of December, 1999.

[Signature]  
Notary Public  
My Commission Expires: \_\_\_\_\_



State of Oregon, County of Klamath  
Recorded 1/13/00, at 11:39 a.m.  
In Vol. M00 Page 1239  
Linda Smith,  
County Clerk      Fee \$ 26<sup>00</sup>