

OPTION

1. In consideration of \$5000.00
 2. #4486123489 received in the form of cashier's
 3. James & Elvira Miller
 4. of El Dorado County, State of Calif.
 5. hereafter known as the OPTIONOR, grants to
 6. Robert (Bob) & Linda Thain, hereafter known
 7. as the OPTIONEE, the option to purchase the hereinafter
 8. described property for the purchase price of \$210,000.00
 9. according to the terms spelled out
 10. as follows: Optionee will rent the property
 11. till July 15, 2006 for the sum of \$450.00
 12. per month and pay the full amount at this time.
 13. Said option to be exercised by giving written notice there
 14. of, to OPTIONOR at 156 King Canyon EDD, County of
 15. El Dorado, State of Calif., at any time on
 16. or before July 15, 2006, at 11:00 o'clock,
 17. P. M. OPTIONOR hereby grants OPTIONEE the right to extend
 18. this option for 1 periods of exactly 90 option terms days
 19. for the additional consideration of additional rent.
 20. Said consideration must be received by the OPTIONOR at
 21. address listed above on or before the expiration date of
 22. this option, or any extension period thereof. If this
 23. option is exercised, then after receiving written notice
 24. thereof, OPTIONOR, will furnish OPTIONEE with an abstract
 25. of title brought up to the date of exercise of the option
 26. or a policy of title insurance in the amount of the purchase
 27. price and upon payment of the purchase price due according
 28. to the terms of this option, will deliver to OPTIONEE a
 29. good and sufficient Warranty deed conveying
 30. marketable fee simple title to the hereinafter described
 31. property, free and clear of all encumbrances except as
 32. herein mentioned. The consideration paid for this option,
 33. and all extensions thereof, shall 5000.00 to
 34. be credited on the purchase price. It is expressly under-
 35. stood that this option can be sold, assigned, transferred,
 36. or otherwise disposed of as the OPTIONEE desires.

Description of Property

37. 144815 Gracewood Place
 38. Lot 29, Block 4, Sunforest Estates, La Pine Oregon
 39. Klamath County
 40. _____
 41. _____
 42. _____

Encumbrances

43. none
44. 1031 exchange
45. Options will do a
46.

47. OPTIONOR further grants the OPTIONEE the following rights
48. and benefits as spelled out hereafter for the duration
49. of the option period and all extension periods thereof:
50. the right to clear the way of tree debris
51. so I choose the right to rent the
52. house till they purchase it on July 15 2006
53. if option not completed as purchase then
54. \$5000.00 option money will be forfeited
55.

56. Dated at Klamath Falls Oregon
57. this 6 day of April 2006
Robert D. Thain Linda Thain
James Miller & Eleanor Miller
OPTIONOR

STATE OF Oregon)
COUNTY OF Klamath) SS.

On the 6 day of April 2006
personally appeared before me Robert Thain Linda Thain
and James Miller & Eleanor Miller, the signer/s of the above
foregoing instrument, who duly acknowledged to me that they
executed the same.

Katrina Hardman
Notary Public
Residing at Klamath Falls OR

My Commission Expires:

Oct 5, 2009

