

UTC 87225-KR



2010-006095
Klamath County, Oregon



05/19/2010 11:31:08 AM

Fee: \$47.00

AFTER RECORDING RETURN TO:

AmeriTitle
Account Servicing Dept.

TAX STATEMENT TO:

William Fridinger
1692 Cove Point Rd
Klamath Falls, OR 97601

MEMORANDUM OF OPTION AGREEMENT

1 By Option Agreement dated January 28th 2010, William
2 C. Fridinger as Grantor and Darren Bogatay as
3 Grantee, Grantor agreed to grant an Option to Grantee for certain real property located in Klamath County,
4 Oregon which is described as follows:
5 See the Attached Exhibit A

6 The terms and conditions of the Option are fully set forth in said Option Agreement and reference is made hereby. The true and actual
7 consideration for this conveyance is \$1.00 (\$291,380.00). The term of the Option expires
8 on (insert same date and time as stated in the Agreement) March 25, 2015, if not sooner exercised, waived, or terminated. If
9 this Option is not exercised, or is waived, expires or terminated, Grantee agrees to cooperate with Grantor to record such document(s) as
10 reasonably necessary to remove or release this Memorandum from the public record.

11 BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE
12 ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO
13 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY
14 DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE
15 SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD
16 CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND
17 BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO
18 VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST
19 FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF
20 NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS
21 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

22 IN WITNESS WHEREOF, the Grantor(s) has/have executed this Memorandum of Option Agreement on the 17th day of
23 May, 2010.

24 GRANTOR(S) (Include all names of Grantors in Option Agreement):

25 William C. Fridinger, Grantor
26 _____, Grantor



27 STATE OF OREGON)
28 County of Klamath) ss:
29 _____

30 Personally appeared before me the above named William C. Fridinger
31 Grantor(s) and acknowledged the foregoing instrument to be his/~~her~~ their voluntary act and deed.
32 Kristi L. Redd
33 Notary Public for Oregon

AZIMC



MEMORANDUM OF OPTION AGREEMENT

35 GRANTEE(S) (Include all names of Grantees in Option Agreement):

36 X [Signature], Grantee

37 _____, Grantee

38 STATE OF OREGON)

39) ss:

40 County of Klamath

41 Personally appeared before me the above named Richard Darren Bogatay

42 Grantee(s) and acknowledged the foregoing instrument to be his/~~her~~/their voluntary act and deed.

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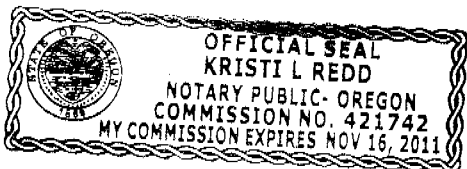
May 17 2010
Richard Darren Bogatay

Notary Public for

Oregon

My commission expires:

11/16/2011



Legal Description:

Lots 1 and 2, Block 1, REPLAT NO. 1 of a Portion of SUNNYSIDE 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. TOGETHER WITH that portion of vacated 5th Avenue adjacent to Lot 1.