

1st 2007758 BMS



2013-000110
Klamath County, Oregon
01/03/2013 11:26:16 AM
Fee: \$47.00

AFTER RECORDING RETURN TO:

Karen L. Tuttle
1696 Cove Point Rd 5010 Chilly Valley Ln
Klamath Falls, OR

TAX STATEMENT TO:

Karen L. Tuttle 9760B
1696 Cove Point Rd 5010 Chilly Valley Ln
Klamath Falls, OR 97603

MEMORANDUM OF OPTION AGREEMENT

03 BMS

1 By Option Agreement dated 01/04/2013, Karen L. Tuttle as Grantor and Kenneth G. Tuttle as Grantee, Grantor
2 agreed to grant an Option to Grantee for certain real property located in Klamath County, Oregon which is described as follows:
3 See the Attached Exhibit A
4 The terms and conditions of the Option are fully set forth in said Option Agreement and reference is made hereby. The true and actual
5 consideration for this conveyance is Three Hundred Sixty-Six (\$ 366,000.00). The term of the Option expires on (insert same
6 date and time as stated in the Agreement) January 13, 2014 BMS, if not sooner exercised, waived, or terminated. If this Option is not
7 exercised, or is waived, expires or terminated, Grantee agrees to cooperate with Grantor to record such document(s) as reasonably
8 necessary to remove or release this Memorandum from the public record.

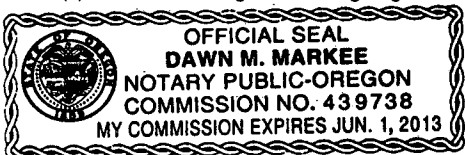
9 "BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE
10 PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON
11 LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS
12 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF
13 APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
14 ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT
15 TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS
16 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS
17 AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING
18 PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER
19 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8,
20 OREGON LAWS 2010"

21 IN WITNESS WHEREOF, the Grantor(s) has/have executed this Memorandum of Option Agreement on the 02 day of
22 January, 2013.
23 GRANTOR(S) (include all names of Grantors in Option Agreement):

24 Karen L. Tuttle, Grantor
25 Karen L. Tuttle by Lynn C. Tuttle, POA, Grantor

26 STATE OF OREGON)
27) ss: 02 January, 2013
28 County of Klamath)

29 Personally appeared before me the above named Kenneth G. Tuttle and Karen L. Tuttle,
30 Grantor(s) and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.



Dawn M. Markee
Notary Public for Klamath Falls
My commission expires Jun 1, 2013

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MEMORANDUM OF OPTION AGREEMENT

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MEMORANDUM OF OPTION AGREEMENT

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

35 Kenneth G. Tuttle , Grantee

36 *Kenneth G. Tuttle* , Grantee

37 STATE OF OREGON)

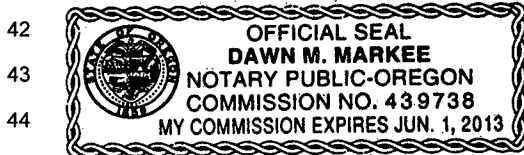
38) ss:

39 County of Klamath)

02 January, 2013

40 Personally appeared before me the above named Kenneth G. Tuttle and Karen L. Tuttle

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



Dawn M. Markee

Notary Public for Klamath Falls

My commission expires: Jun 1, 2013

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EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

THE S 1/2 OF A TRACT OF LAND SITUATED IN THE NW 1/4 OF SECTION 18, TOWNSHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING A PORTION OF DEED VOLUME M-79 AT PAGE 1216, RECORDED IN KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE SOUTH 00° 01' WEST, ALONG THE WEST LINE OF SAID SECTION 18, 2192.47 FEET; THENCE SOUTH 89° 51' 42" EAST 2573.41 FEET TO A POINT; THENCE SOUTH 00° 00' 23" WEST 155.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89° 51' 42" WEST 281.10 FEET; THENCE SOUTH 00° 02' 03" EAST 155.00 FEET; THENCE SOUTH 89° 51' 42" EAST 311.00 FEET; THENCE NORTH 00° 23' EAST 155.00 FEET TO A POINT; THENCE WESTERLY AND PARALLEL TO THE SOUTH BOUNDARY THEREOF A DISTANCE OF 30 FEET TO THE POINT OF BEGINNING.

AND

A TRACT OF LAND SITUATED IN THE NW 1/4 OF SECTION 18, TOWNSHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING A PORTION OF DEED VOLUME M-79 AT PAGE 1216, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE SOUTH 00° 01' WEST, ALONG THE WEST LINE OF SAID SECTION 18, 2192.47 FEET; THENCE SOUTH 89° 51' 42" EAST 2573.41 FEET; THENCE SOUTH 00° 00' 23" WEST 310.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89° 51' 42" WEST 281.00 FEET; THENCE SOUTH 00° 02' 03" EAST 155.00 FEET; THENCE SOUTH 89° 51' 42" EAST 311.00 FEET; THENCE NORTH 00° 23' EAST 155.00 FEET TO A POINT; THENCE WESTERLY AND PARALLEL TO THE SOUTH BOUNDARY THEREOF A DISTANCE OF 30 FEET TO THE POINT OF BEGINNING.