

MT 101693CT

RETURN TO:
Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

2014-009281
Klamath County, Oregon
09/05/2014 03:43:34 PM
Fee: \$52.00

MEMORANDUM OF RIGHT OF FIRST REFUSAL

By an instrument in writing dated September 1, 2014, Sherrills Properties LLC, an Oregon limited liability company, Owner, whose address is P. O. Box I, Klamath Falls, OR 97601, has granted to SA Food Service LLC, a California limited liability, Grantee, whose address is 6509 Winter Rush Drive, Rocklin, CA 95677, the right to purchase the following described real property situated in Klamath County, Oregon, before offering the property for sale to third parties:

See attached Exhibit A

This Memorandum is executed to evidence and confirm the Right of First Refusal referred to above, to which reference is made for its terms and conditions which include the following:

Term. September 1, 2014 through the expiration of the lease between Sherrills Properties LLC, an Oregon limited liability company, and Grantee, executed this same day, and any extensions or renewals thereof.

Dated this 4 day of September, 2014.

SHERRILLS PROPERTIES LLC

By

Terry D. Sherrill
Terry D. Sherrill, Member

By

Janet R. Sherrill
Janet R. Sherrill, Member

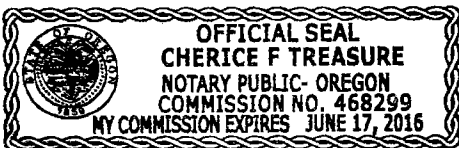
SA FOOD SERVICE LLC

By

Sanjive Datta 9/4/2014
Sanjive Datta
Title: President/Officer

STATE OF OREGON)
) ss.
County of Klamath)

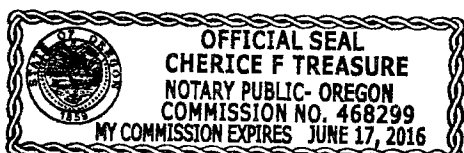
On this 4 day of September, 2014, personally appeared Terry D. Sherrill and Janet R. Sherrill, members of Sherrills Properties LLC, and acknowledged this Memorandum of Lease to be their voluntary act and deed.



Cherice F. Treasure
Notary Public for Oregon 6/17/2016
My Commission expires: 6/17/2016

STATE OF CALIFORNIA)
Oregon) ss.
County of Klamath)

On this 4 day of September, 2014, personally appeared Sanjive Datta, member of SA Food Service LLC, and acknowledged this Memorandum of Lease to be his voluntary act and deed.



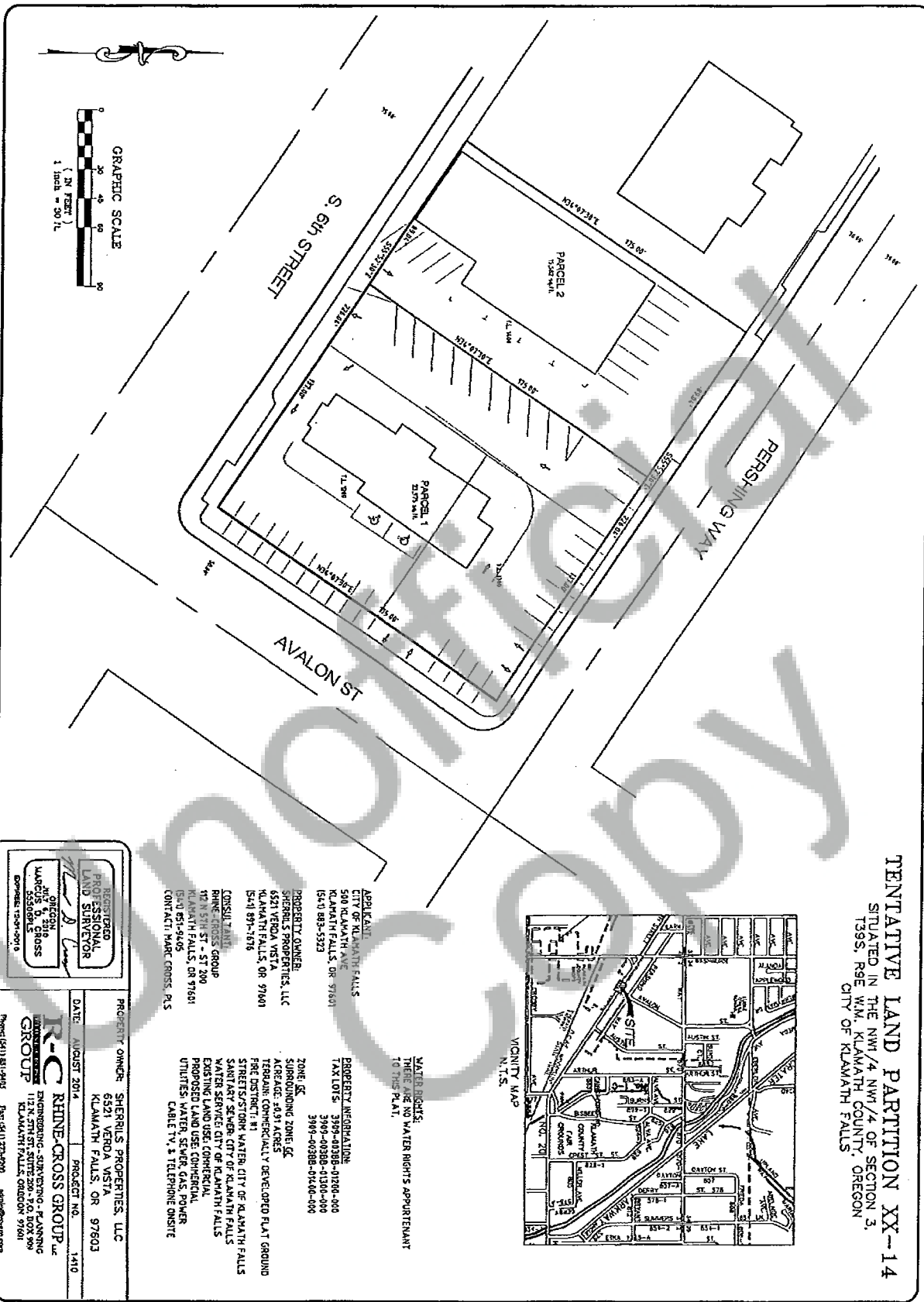
Cherice F. Treasure
Notary Public for California 6/17/2016
My Commission expires: 6/17/2016

52 HLT

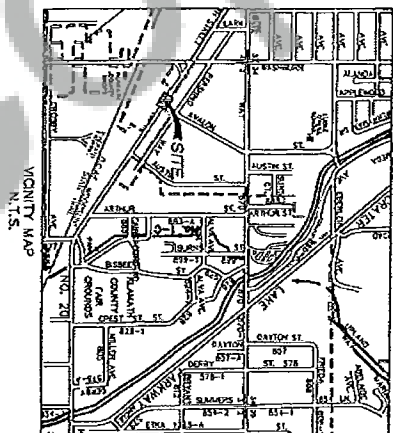
EXHIBIT A

Parcel 1 of Tentative Land Partition 24-14 situated in the
County of Klamath, State of Oregon.

Unofficial
Copy



TENTATIVE LAND PARTITION XX-14
 SITUATED IN THE NW 1/4 NW 1/4 OF SECTION 3,
 T39S, R9E W.M., Klamath County, Oregon
 CITY OF Klamath Falls



WATER RIGHTS
 THERE ARE NO WATER RIGHTS APPROPRIANT
 TO THIS PLAT.

APPLICANT
 CITY OF Klamath Falls
 551 VERDA VISTA
 Klamath Falls, OR 97601
 (531) 883-5323

PROPERTY OWNER:
 SHERIDAN'S PROPERTIES, LLC
 6521 VERDA VISTA
 Klamath Falls, OR 97601
 (531) 897-7676

CONSULTANTS:
 RHINE-CROSS GROUP
 1121 N. 3TH ST. - ST 200
 Klamath Falls, OR 97601
 (531) 851-9405
 CONTACT: MARC CROSS, PLS.

PROPERTY INFORMATION
 TAX LOTS: 3909-00288-01260-000
 3909-00288-01360-000
 3909-00288-01460-000

ZONE: JC
 SURROUNDING ZONE: JC
 ACREAGE: 10.91 ACRES
 TERRAIN: COMMERCIALLY DEVELOPED FLAT GROUND
 FIRE DISTRICT: #1
 STREETS/STORM WATER: CITY OF Klamath Falls
 SANITARY SEWER: CITY OF Klamath Falls
 WATER SERVICE: CITY OF Klamath Falls
 POSTING: LAND USE: COMMERCIAL
 UTILITIES: WATER, GAS, CABLE, FIBER
 CABLE TV, & TELEPHONE SERVICE

REGISTERED PROFESSIONAL LAND SURVEYOR
 MARGUS O. CROSS
 555029745
 EXPIRATION: 12-31-2015

R-C RHINE-CROSS GROUP, LLC
 ENGINEERING - SURVEYING - PLANNING
 1121 N. 3TH ST. SUITE 200 - P.O. BOX 900
 Klamath Falls, Oregon 97601
 Phone: (531) 851-9405 Fax: (531) 851-9401 web: rhc-rp.com

PROPERTY OWNER: SHERIDAN'S PROPERTIES, LLC
 6521 VERDA VISTA
 Klamath Falls, OR 97603

DATE: AUGUST 2014 PROJECT NO. 1410