



AFTER RECORDING RETURN TO:
Pacific Trust Deed Servicing
PO Box 647
Grants Pass, OR 97528

TAX STATEMENT TO:

MEMORANDUM OF OPTION AGREEMENT

1 By Option Agreement dated 09/04/2015, DANIEL BALDERAS, BRENDA S as Grantor and SYLVIA HERNANDEZ as Grantee, Grantor
2 agreed to grant an Option to Grantee for certain real property located in KLAMATH FALLS 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 Forty Thousand (\$ 40,000.00). The term of the Option expires on (insert same
6 date and time as stated in the Agreement) September 4, 2015, 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 16th day of
22 September, 2015.

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

24 DANIEL BALDERAS, Grantor

25 BRENDA S BALDERAS, Grantor

26 STATE OF OREGON)

27) ss:

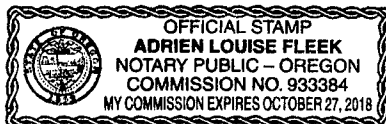
28 County of KLAMATH FALLS

29 Personally appeared before me the above named SYLVIA HERNANDEZ and DANIEL BALDERAS, BRENDA S
30 Grantor(s) and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

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Notary Public for

My commission expires:

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MEMORANDUM OF OPTION AGREEMENT

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

35 SYLVIA HERNANDEZ, Grantee

36 Sylvia Hernandez, Grantee

37 STATE OF OREGON)

38) ss:

39 County of KLAMATH FALLS)

Sept 16, 2015

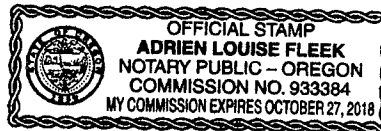
40 Personally appeared before me the above named SYLVIA HERNANDEZ and DANIEL BALDERAS, BRENDA S
41 Grantee(s) and acknowledged the foregoing instrument to be his/her/their voluntary act and deed. BALDERAS

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Adrien Fleen
Notary Public for Oregon
My commission expires: 10-27-18



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EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land lying in the NW1/4 of NE1/4 of Section 11, Township 41 South, Range 10, East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the East line of a tract conveyed to Loftus Gray and wife, by deed recorded June 21, 1961, in Book 330 at page 395, said point being West 2236.6 feet from the Section corner common to Sections 1, 2, 11 and 12 of said Township and Range, and South to a point that is 425 feet North from the North line of Lost River; thence from said point of beginning, West parallel to the North line of said Section 11 a distance of 100 feet; thence South parallel to the East line of said Gray tract a distance of 400 feet more or less to the North bank of Lost River; thence East along Lost River to the East line of said Gray tract; thence North along the East line of said Gray tract a distance of 425 feet to the point of beginning.