

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by:

2018-000255**Klamath County, Oregon****01/05/2018 03:34:01 PM****Fee: \$62.00**

Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference: TBD MTC13916-11952

Please print or type information.

1. AFTER RECORDING RETURN TO –

Required by ORS 205.180(4) & 205.238:

Name: MICHAEL CHESTONE
GRID DEVELOPMENT SOLUTIONS

Address: 774 MAYS BLVD #10-678

City, ST Zip: INCLINE VILLAGE NV 89451

2. TITLE(S) OF THE TRANSACTION(S) – Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

Document Title(s): MEMORANDUM OF OPTION AGREEMENT

3. DIRECT PARTY / GRANTOR Names and Addresses – Required by ORS 205.234(1)(b)

for Conveyances list Seller; for Mortgages/Liens list Borrower/Debtor

Grantor Name: RICHARD V RAJNUS

Grantor Name: DENISE M PAULSEN

4. INDIRECT PARTY / GRANTEE Names and Addresses – Required by ORS 205.234(1)(b)

for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/Creditor

Grantee Name: ROGUE RIVER HOLDINGS LLC

Grantee Name: _____

5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:

**UNTIL A CHANGE IS REQUESTED, ALL
 TAX STATEMENTS SHALL BE SENT TO
 THE FOLLOWING ADDRESS:**

Name: No Change

Address: _____

City, ST Zip: _____

6. TRUE AND ACTUAL CONSIDERATION –

Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

\$ 0

7. TAX ACCOUNT NUMBER OF THE PROPERTY if the instrument creates a lien or other interest that could be subject to tax foreclosure. – Required by ORS 312.125(4)(b)(B)

Tax Acct. No.: N/A

AMERITITLE, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

02/11/18

After recording return to:
ROGUE RIVER HOLDINGS LLC
Attn: Managing Director
774 Mays Blvd, #10-678
Incline Village, NV, 89451

MEMORANDUM OF OPTION AGREEMENT

RICHARD V. RAJNUS and DENISE M. PAULSEN WATA Richard V. Rajnus and Denise M. Rajnus jointly as tenants by the entirety ("**Owner**"), and **ROGUE RIVER HOLDINGS LLC**, a Delaware limited liability company ("**Company**"), have entered into an Option Agreement dated October 17th, 2017 (the "**Option Agreement**"), wherein Owner has granted to Company the sole and exclusive option to purchase a portion of the property described in Exhibit A. The term of the option will expire at 11:59 p.m. on August 1, 2018.


This Memorandum is being executed and recorded in the Official Records of Klamath County, Oregon, to give notice of the provisions of the Option Agreement and will not be deemed or construed to define, limit, or modify the Option Agreement in any manner.

[Signature Page Follows]

Executed as of October 17th, 2017.

"Owner"

Richard V. Rajnus and Denise M. Paulsen
WATA Richard V. Rajnus and Denise M.
Rajnus


Richard V. Rajnus


Denise M. Paulsen

"Company"

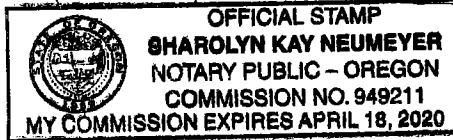
ROGUE RIVER HOLDINGS LLC, a
Delaware limited liability company


By: Michael Chestone

Its: Managing Director

STATE OF OREGON)
COUNTY OF Klamath)

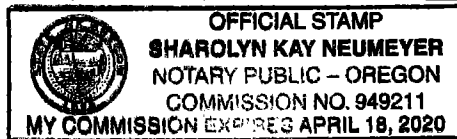
Signed and sworn to (or affirmed) before me on this 26 day of October, 2017, by **RICHARD V. RAJNUS.**

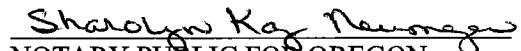



NOTARY PUBLIC FOR OREGON
My Commission Expires: April 18, 2020

STATE OF OREGON)
COUNTY OF Klamath)

Signed and sworn to (or affirmed) before me on this 26 day of October, 2017, by **DENISE M. PAULSEN.**




NOTARY PUBLIC FOR OREGON
My Commission Expires: April 18, 2020

STATE OF _____)
COUNTY OF _____)

Signed and sworn to (or affirmed) before me on this ____ day of October, 2017, by **MICHAEL T. CHESTONE**, in their capacity as a duly authorized representative and on behalf of **ROGUE RIVER HOLDINGS LLC.**

NOTARY PUBLIC FOR _____
My Commission Expires: _____

Executed as of October 17th, 2017.

"Owner"

Richard V. Rajnus and Denise M. Paulsen
WATA Richard V. Rajnus and Denise M.
Rajnus

Richard V. Rajnus

Denise M. Paulsen

"Company"

ROGUE RIVER HOLDINGS LLC, a
Delaware limited liability company



By: Michael Chestone

Its: Managing Director

STATE OF OREGON)
COUNTY OF _____)

Signed and sworn to (or affirmed) before me on this ____ day of October, 2017, by **RICHARD V. RAJNUS**.

NOTARY PUBLIC FOR OREGON
My Commission Expires:


STATE OF OREGON)
COUNTY OF _____)

Signed and sworn to (or affirmed) before me on this ____ day of October, 2017, by **DENISE M. PAULSEN**.

NOTARY PUBLIC FOR OREGON
My Commission Expires:

STATE OF Nevada)
COUNTY OF Washoe)

Signed and sworn to (or affirmed) before me on this 27th day of October, 2017, by **MICHAEL T. CHESTONE**, in their capacity as a duly authorized representative and on behalf of **ROGUE RIVER HOLDINGS LLC**.


NOTARY PUBLIC FOR Nevada
My Commission Expires: 10/05/2020

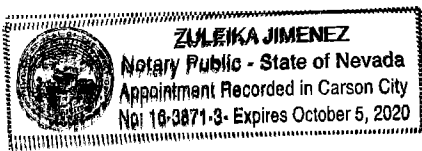


Exhibit A

Legal Description of Property

Remainder of Parcel ID R110365

Those portions of Government Lots 3 and 6, Section 16, Township 41 South, Range 12 East, of the Willamette Meridian, Klamath County, Oregon, lying North of the Merrill-Malin Highway;

EXCEPTING THEREFROM that portion conveyed to Pacific Power & Light Company by Instrument recorded in Deed Volume 67, page 224, Deed records of Klamath County, Oregon;

ALSO EXCEPTING the following described parcel: Beginning at the Northeast corner of above described parcel; thence South 425 feet; thence West 600 feet; thence North 425 feet; and thence East 600 feet to the point of beginning.

AND ALSO EXCEPTING that portion conveyed to United States of America by Warranty Deed recorded November 14, 1991, in Volume M91, page 23879, Deed records of Klamath County, Oregon.

AND ALSO EXCEPTING that portion conveyed to Klamath County, Oregon by Deed recorded on July 23, 1912, in Volume 37, page 478, Deed records of Klamath County, Oregon (Merrill-Malin Highway and Drazil Road).

AND ALSO EXCEPTING that portion of Government Lots 3 and 6, Section 16, Township 41 South, Range 12 East of the Willamette meridian, Klamath County, Oregon, described as follows.

Beginning at the northwest corner of that certain parcel of land described in that Warranty Deed to the California Oregon Power Company, recorded on July 6, 1925, in Book 67, Page 224, Deed Records of Klamath County, Oregon, monumented with a 5/8" rebar capped "Truline", from which the North 1/4 Corner of said Section 16 bears North 01°13'32" West, 2528.61 feet distant (North 01°25' West, 2519.0 feet by record);

Thence North 00°14'53" East, 49.33 feet;

Thence South 89°48'28" East, 148.67 feet;

Thence South 00°18'13" West, 149.33 feet, more or less, to a point on the accepted and monumented northerly right-of-way line of State Route 50 (Klamath Falls-Malin highway);

Thence along said northerly right-of-way line, North 89°49'01" West, 48.67 feet to the southeast corner of said Warranty Deed parcel, monumented with a 5/8" rebar capped "Truline";

Thence departing said northerly right-of-way line, along the easterly line of said Warranty Deed parcel, North 00°18'13" East, 100.23 feet (North 0°47' West, 100.0 feet by record) to the northeast corner of said Warranty Deed parcel, monumented with a 5/8" rebar capped "Truline";

Thence along the northerly line of said Warranty Deed parcel, North 89°48'28" West, 100.19 feet (South 89°13' West, 100.0 feet, more or less, by record) to the Point of Beginning.

Containing 21.76 acres, more or less.