

**2019-002550**

**Klamath County, Oregon**

**03/20/2019 12:01:00 PM**

**Fee: \$97.00**

**After recording, return to:**

Arthur J. Clark  
Hershner Hunter, LLP  
180 East 11th Avenue  
P.O. Box 1475  
Eugene, Oregon 97440

**Until a change is requested,  
mail all tax statements to:**

No Change

Tax Acct. Nos.: R542407, R542416, R542425, R542434, R542443, R542773 and R542782  
Map & Tax Lot Nos.: R-3909-010BB-01000-000, R-3909-010BB-01100-000, R-3909-010BB-01200-000, R-3909-010BB-01300-000, R-3909-010BB-01400-000, R-3909-010BC-00400-000 and R-3909-010BC-00300-000

#### **MEMORANDUM OF OPTION AGREEMENT**

Notice is hereby given that LANDRUM JOINT VENTURE LLC, an Oregon limited liability company, ("Owner") has given FREMONT MILLWORK CO., an Oregon corporation, an option to purchase, right of first offer, and right of first refusal to the real property, including all improvements thereon, on the follow described real property:

**PARCEL 1:**

Lots 2, 3, 4, 5 and 6, Block 1, TRACT 1183, FREMONT PARK, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

√

**PARCEL 2:**

Lots 5 and 6, Block 2, Tract 1183, FREMONT PARK, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

√

on the terms and conditions set forth in that certain Option and Right of First Offer and Refusal Agreement dated March 11, 2019 (the "Option Agreement"). The true consideration is described in the Option Agreement and consists of other property or value given. Reference is made to the Option Agreement for the full description of the terms hereof.

[Signatures on the following page]

DATED: March 11, 2019.

LANDRUM JOINT VENTURE LLC

By: \_\_\_\_\_  
Paul Landrum, Member

By: *Kenneth Landrum*  
Kenneth Landrum, Member

FREMONT MILLWORK CO.

By: *Wayne Alexander*  
Wayne Alexander, President

STATE OF ARIZONA       )  
  ) ss.  
COUNTY OF \_\_\_\_\_)

This instrument was acknowledged before me on March 11, 2019, by Paul Landrum, as Member of Landrum Joint Venture LLC.

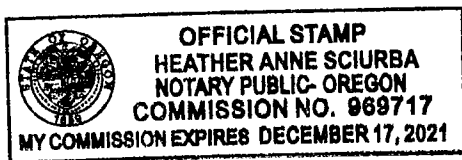
\_\_\_\_\_  
Notary Public for Arizona  
My Commission Expires: \_\_\_\_\_

STATE OF OREGON       )  
  ) ss.  
COUNTY OF KLAMATH    )

This instrument was acknowledged before me on March 11, 2019, by Kenneth Landrum, as Member of Landrum Joint Venture LLC.

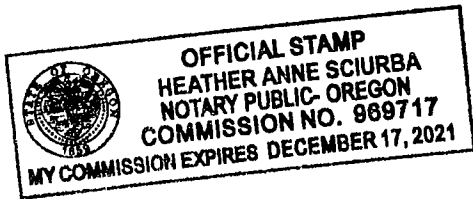
*Heather Anne Sciurba*

\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: Dec 17 2021



STATE OF OREGON            )  
  ) ss.  
COUNTY OF KLAMATH    )

This instrument was acknowledged before me on March 11, 2019, by Wayne Alexander,  
as President of Fremont Millwork Co.



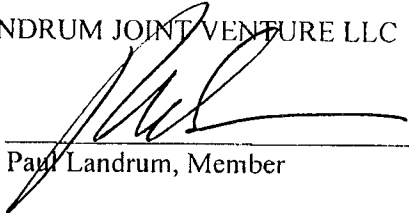
A handwritten signature in black ink, appearing to read "H. Sciurba", written over a horizontal line.

Notary Public for Oregon  
My Commission Expires

A handwritten date "DEC 17 2021" in black ink, written over a horizontal line.

DATED: March 11, 2019.

LANDRUM JOINT VENTURE LLC

By:   
Paul Landrum, Member

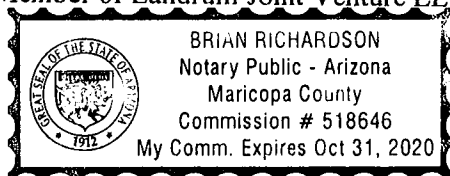
By: \_\_\_\_\_  
Kenneth Landrum, Member


FREMONT MILLWORK CO.

By: \_\_\_\_\_  
Wayne Alexander, President

STATE OF ARIZONA       )  
                                  ) ss.  
COUNTY OF Maricopa )

This instrument was acknowledged before me on March 11, 2019, by Paul Landrum, as Member of Landrum Joint Venture LLC.



  
Notary Public for Arizona  
My Commission Expires: \_\_\_\_\_

STATE OF OREGON       )  
                                  ) ss.  
COUNTY OF KLAMATH )

This instrument was acknowledged before me on March 11, 2019, by Kenneth Landrum, as Member of Landrum Joint Venture LLC.

\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: \_\_\_\_\_