

2020-001771

Klamath County, Oregon



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02/12/2020 03:16:29 PM

Fee: \$92.00

**EXHIBIT B - Form of Memorandum**

**Return to:**

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

**Owner:**

Dolores King  
6200 Reeder Road  
Klamath Falls, OR 97603

**District:**

South Suburban Sanitary District  
2201 Laverne Avenue  
Klamath Falls, OR 97603

**Consideration:**

\$57,800.00

**MEMORANDUM OF OPTION AGREEMENT  
AND AGREEMENT OF PURCHASE AND SALE**

Dolores King ("**Owner**") and South Suburban Sanitary District ("**District**") have entered into an Option Agreement and Agreement of Purchase and Sale dated January 15, 2020 (the "**Option Agreement**"), wherein Owner has granted to District the sole and exclusive option to purchase the property described in Exhibit A. The term of the option will expire on September 15, 2021.

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.

Executed as of February 12, 2020

**OWNER:**

Dolores King  
Dolores King

**DISTRICT:**

James Bellet  
By: James Bellet  
Its: Chair of Board

## ACKNOWLEDGEMENT

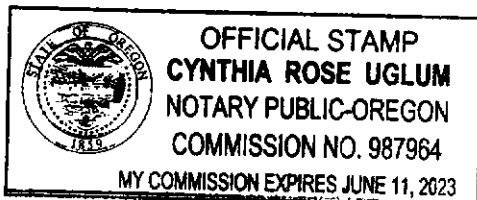
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF OREGON     )  
                                      ) ss.  
County of Klamath     )

On February 11, 2020 before me, Cynthia R Uglum, Notary Public, personally appeared Dolores King, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument is the person or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Oregon that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Cynthia R Uglum  
Notary Public for Oregon  
My Commission Expires: June 11, 2023

## ACKNOWLEDGEMENT

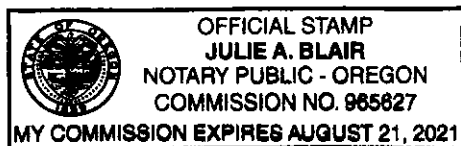
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STATE OF OREGON)  
                                      ) ss.  
County of Klamath     )

On February 12, 2020 before me, Julie A Blair, Notary Public, personally appeared James Ballab, Chair of Board (Title) for South Suburban Sanitary District, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument is the person or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Oregon that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Julie Blair  
Notary Public for Oregon  
My Commission Expires: 8/21/2021

## **Exhibit A**

### **PARCEL 1**

Land Partition 79-06, replat of Parcel 2 of Minor Land Partition 81-82, situated in the SW1/4 NW1/4, W1/2 SW1/4 Section 17, and the SE1/4 NE1/4, SE1/4 Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, recorded November 21, 2007 as 2007-019785, records of Klamath County, Oregon, EXCEPTING THEREFROM Parcel One and Parcel Two of said Land Partition 79-06, also known as unsurveyed Parcel Three of Land Partition 79-06, replat of Parcel 2 of Minor Land Partition 81-82, situated in the SW1/4 NW1/4, W1/2 SW1/4 Section 17, and the SE1/4 NE1/4, SE1/4 Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, recorded November 21, 2007 as 2007-019785.

### **PARCEL 2**

Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon  
Section 20: A parcel of land situate in the N1/2 of said Section, said parcel consisting of the entire SW1/4 NE1/4, the entire SE1/4 NW1/4 and that part of the S1/2 SW1/4 NW1/4 described as follows:

Commencing at the Southwest corner of the NW1/4 of said Section, thence North 00° 21' 40" East along the West line of said Section, 301.29 feet; thence leaving said West line North 89° 56' 43" East, 35.00 feet to the Easterly right-of-way line of the county road and the Point of Beginning of this description; thence continuing North 89° 56' 43" East 1302.05 feet; thence North 00° 17' 02" East along the West line of said SE1/4 NW1/4, 362.63 feet to the North line of said S1/2 SW1/4 NW1/4; thence South 89° 53' 16" West along said North line 1301.58 feet to the Easterly right-of-way line of the county road; thence South 00° 21' 40" West along said right-of-way line, 361.35 feet to the point of beginning.