

2020-001772

Klamath County, Oregon



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02/12/2020 03:17:07 PM

Fee: \$92.00

EXHIBIT B - Form of Memorandum

Return to:

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

Owner:

McFarland Ranches, LLC
P.O. Box 5263
Klamath Falls, OR 97601

District:

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

Consideration:

\$23,800.00

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

McFarland Ranches, LLC, ("**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:

McFarland Ranches, LLC
By: Dan McFarland
Its: Authorized Member

DISTRICT:

By: James Bellet

Its: Chair of Board

Returned at Counter

ACKNOWLEDGEMENT

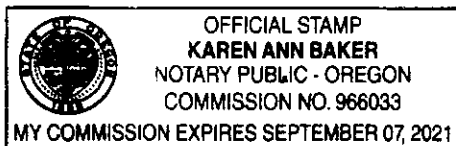
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF OREGON)
) ss.
County of Klamath)

On JANUARY 21, 2020 before me, KAREN A BAKER, Notary Public, personally appeared Dan McFarland, Member of McFarland Ranches, LLC, 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.



Karen A Baker
Notary Public for Oregon
My Commission Expires: 9-7-2021

ACKNOWLEDGEMENT

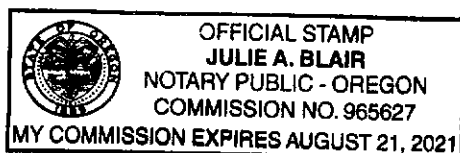
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STATE OF OREGON)
) ss.
County of Klamath)

On February 12, 2020 before me, Julie A Blair, Notary Public, personally appeared James Ballat, Chairman 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 A Blair
Notary Public for Oregon
My Commission Expires: 8/21/2021

Exhibit A

The following described real property situate in Klamath County, Oregon:

A parcel of land situate in the NW1/4 of Section 19, Township 39 South, Range 10, East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of the NW1/4 of Section 19, said Township and Range; thence North along the Section line to the Northwest corner of Section 19; thence East to the United States Government Irrigation "A" Canal; thence Southeasterly along said canal to the East line of said NW1/4; thence South along the East line of the NW1/4 to the Southeast corner of said NW1/4; thence West to the place of beginning.

EXCEPTING AND RESERVING THEREFROM a parcel of land in the Southwest corner of said premises as described in Deed Volume 129, page 359, Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM those portions lying within the limits of the Klamath Falls-Merrill Highway and the Crystal Springs Road.

AND ALSO EXCEPTING THEREFROM those parcels recorded in Book 100 at page 270 and Book 136 at page 149, Klamath County Deed Records.

AND FURTHER EXCEPTING, beginning at a point where the North line of a U. S. Bureau of Reclamation canal intersects the East line of the Klamath Falls-Merrill Highway and from said point the Southwest corner of said NW1/4 bears South 06°37'03" West, 286.70 feet; thence North 00°86'45" East on said East line, 870.60 feet; thence North 86°42'52" East, 158.29 feet; thence North 88°59'57" East, 194.71 feet to the West line of the A-7-N Canal; thence Southerly on said West line the following courses and distances: South 13°43' West, 22.24 feet; thence on a 522.00 foot radius curve to the left, 148.81 feet; thence South 02°37' East, 146.90 feet; thence on a 210.50 foot radius curve to the right, 118.18 feet; thence South 29°33' West, 324.35 feet; thence on a 450.20 foot radius curve to the left, 147.98 feet; thence South 10°43' West, 34.43 feet to the intersection of the West line of said A-7-N Canal with the North line of first mentioned U. S. Bureau of Reclamation Canal; thence North 89°37' 22" West on said North line 104.86 feet to the Point of Beginning.

ALSO EXCEPTING THEREFROM that portion of land described in the Stipulated General Judgment recorded August 11, 2006 in Volume 2006-016152, Records of Klamath County, Oregon.