

Returned at Counter

2020-001774  
Klamath County, Oregon



02/12/2020 03:18:07 PM

Fee: \$92.00

**EXHIBIT B - Form of Memorandum**

**Return to:**

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

**Owner:**

King Farms & Ranch, LLC  
8296 Kings Way  
Klamath Falls, OR 97603

**District:**

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

**Consideration:**

\$16,400.00

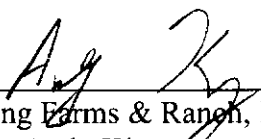
**MEMORANDUM OF OPTION AGREEMENT  
AND AGREEMENT OF PURCHASE AND SALE**

King Farms & Ranch, 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.

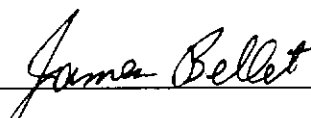
This Memorandum is being executed and recorded in the Official Records of Klamath County, Oregon, to give notice of the provisions of the Option Agreement and will not be deemed or construed to define, limit, or modify the Option Agreement in any manner.

Executed as of February 12, 2020

**OWNER:**

  
\_\_\_\_\_  
King Farms & Ranch, LLC  
By: Andy King  
Its: Manager

**DISTRICT:**

  
\_\_\_\_\_  
By: James Bellet  
Its: Chair of Board

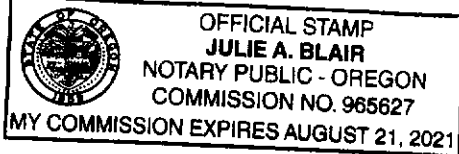
## ACKNOWLEDGEMENT

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 January 17, 2020 before me, Julie Blair, Notary Public, personally appeared Andy King, Manager of King Farms & Ranch, 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.

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

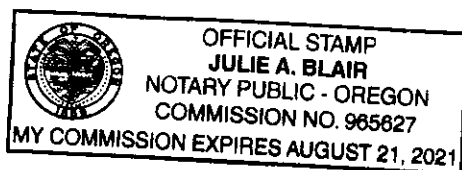
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STATE OF OREGON     )  
                                      ) ss.  
County of Klamath     )

On February 12, 2020 before me, Julie A Blair, Notary Public, personally appeared James Balliet, Chairman (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**

Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon

Section 20: A parcel of land situate in the N  $\frac{1}{2}$  of said Section, said parcel consisting of the entire SW  $\frac{1}{4}$  NE  $\frac{1}{4}$ , the entire SE  $\frac{1}{4}$  NW  $\frac{1}{4}$  and that part of the S  $\frac{1}{2}$  SW  $\frac{1}{4}$  NW  $\frac{1}{4}$  described as follows:

Commencing at the Southwest corner of the NW  $\frac{1}{4}$  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 SE  $\frac{1}{4}$  NW  $\frac{1}{4}$ , 362.63 feet to the North line of said S  $\frac{1}{2}$  SW  $\frac{1}{4}$  NW  $\frac{1}{4}$ ; 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.