

2021-011237

Klamath County, Oregon

07/21/2021 10:45:00 AM

Fee: \$92.00

After Recording Return To:

Pine Path LLC,
Ryan Andrews
20856 SE Sotra Loop,
Bend, OR 97702

MEMORANDUM OF RIGHT OF FIRST REFUSAL AGREEMENT

DATED: July 21, 2021

BETWEEN: Allen Belcher and Paula Belcher (“Owner”)

Recorded by AmeriTitle as an accommodation only. No liability is accepted for the condition of title or for the validity, sufficiency, or effect of this document.

AND: Pine Path LLC, an Oregon limited liability company, Ryan Andrews
Member/Manager and related parties enumerated in the Agreement (“Grantee”)

Pursuant to a Right of First Refusal Agreement (the “Agreement”) dated on or around this same date, Owner has provided to Grantee a right of first refusal regarding that certain property in Crescent Lake in Klamath County, Oregon, more particularly described as follows:

See attached Exhibit “A”

commonly known as **20940 Crescent Lake Highway, Crescent Lake, OR 97733** (the “Property”).

The right of first refusal under the Agreement shall not expire. In the event the right of first refusal is not exercised, and the transaction closed, by its terms, this Memorandum no longer shall constitute an encumbrance against the Property.

This Agreement may be executed in one or more counterparts, all of which shall be considered one and the same agreement and shall be effective when one or more counterparts have been signed and delivered by Owner and Grantee.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON’S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305

TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the parties have caused this memorandum to be executed as of the day and year first above written.

OWNER:

Allen E. Belcher
Allen Belcher

Paula M. Belcher
Paula Belcher

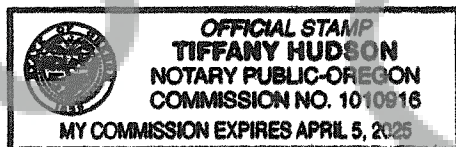
GRANTEE:

Ryan Andrews
Ryan Andrews, Manager/Member
Pine Path LLC, an Oregon limited liability
company

STATE OF OREGON)

County of Deschutes ss.

SUBSCRIBED AND SWORN BEFORE ME this 19th day of July, 2021, by Allen Belcher and Paula Belcher

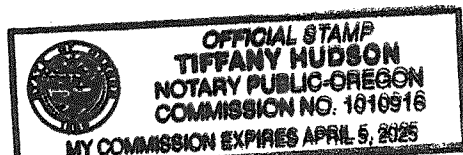


[Signature]
Notary Public for Oregon

STATE OF OREGON)

County of Deschutes ss.

SUBSCRIBED AND SWORN BEFORE ME this 19th day of July, 2021, by Ryan Andrews



[Signature]
Notary Public for Oregon

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the Northeast 1/4 of the Southwest 1/4 of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at a point along the Southeast line of a 20.00 foot roadway, a 1/2" steel pipe, from which the Southwest corner of Section 1 lies South 1710.4 feet and West 1874.0 feet;

Thence; North 52° 23' 00" East along the South line of said roadway, a distance of 10.97 feet to a 5/8" rebar with yellow plastic cap marked "MSC LS58541" the INITIAL POINT of this description.

Thence; South 49° 30' 27" East, a distance of 156.99 feet to the centerline of Crescent Creek,

Thence; South 46° 09' 41" West along said centerline, a distance of 157.32 feet,

Thence; North 45° 00' 07" West, a distance of 202.80 feet to a 1-3/4" pipe on the South right-of-way of Crescent Lake Road (State Highway 429) and the beginning of a 625.00 foot radius curve counter-clockwise,

Thence; along said curve a distance of 104.47 feet, (the long chord of which bears North 40° 01' 37" East a distance of 104.35 feet), to a 1/2" pipe,

Thence; South 59° 19' 32" East, a distance of 56.80 feet,

Thence; North 52° 23' 00" East, a distance of 27.17 feet to the INITIAL POINT of this description.