

Returned at Counter

2021-017352
Klamath County, Oregon



00291127202100173520050051

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: David and Janet Gerard 32323 Modoc Point Road Unit 6 Chiloquin, OR 97624
---	--

11/19/2021 09:33:51 AM

Fee: \$102.00

AGREEMENT

BETWEEN:

David Gerard and Janet Gerard
32323 Modoc Point Road Unit 6
Chiloquin, OR 97624

("Gerard")

AND

Peter Sebring and
Sportsman's River Retreat, LLC.,
an Oregon Limited Liability Company
32323 Modoc Point Rd.
Chiloquin, OR 97624

("Sebring")

RECITALS

A. Janet Gerard, formerly Janet Rober, is party to a Lease Agreement, hereinafter referred to as the "Lease" dated November 12, 1999, whereby Janet Gerard leased a portion of a larger parcel of real property described as follows:

Parcel 1 of Minor Land Partition No. 14-89 being in the SE1/4 SE1/4 of Section 19, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Hereinafter referred to as the "Real Property".

B. Sebring is now the owner of the Real Property.

C. Janet Gerard is married to David L. Gerard, who live together on a portion of the Real Property, where they have situated a certain manufactured home described as:

1. AGREEMENT

PLATE# X226527, TITLE# 9405590905, VIN# 11819711AB

The Real Property upon which the manufactured home is located is described in the Lease and is hereinafter referred to as the "Leased Premises".

D. A Mutual Release and Settlement Agreement, hereinafter referred to as the "Agreement", was entered between parties in October 2007, which concerns the terms of the Lease.

E. Janet Gerard and David Gerard are the successors in the Lease and Agreement of Brad Rober.

F. The parties desire to modify the terms of the Agreement and Lease for the mutual consideration set forth below.

AGREEMENT

1. The termination date shall be modified such that the Lease shall expire upon the earlier of the death of Janet Gerard and David Gerard or when both of them intentionally relinquish all interest in the Leased Premises by written instrument, or their age or infirmity is such that it will no longer be possible for them to live on the Leased Premises prior to their death.

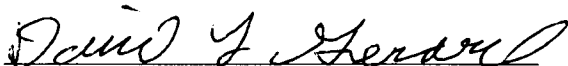
2. No further rental payments shall be required.

3. Upon termination of the lease hold interest as described above, Gerard will transfer the manufactured home and all fixtures to Sebring or Sebring's successors and assigns as owner's of the real property subject to this Lease.


4. The right of first refusal and option to purchase granted to Gerard is hereby terminated.

5. All other terms of the November 12, 1999 Lease and October 2007 Agreement shall remain in full force and effect except as modified by this agreement.


6. The Leased Premises is shown on Exhibit A, attached hereto. The boundary depicted on Exhibit A shall prevail over any prior understandings of the Leased Premises.


David Gerard

Dated November 18, 2021


Janet Gerard

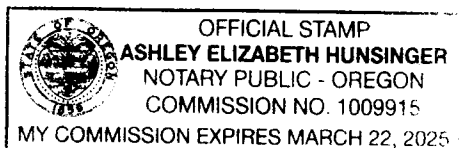
Dated November 18, 2021

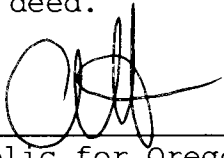

Peter Sebring, individually
and as Member/Manger of
Sportsman's River Retreat, LLC.

Dated November 18, 2021

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 18 day of November, 2021,
the above-named David Gerard and acknowledged the foregoing
instrument to be their voluntary act and deed.

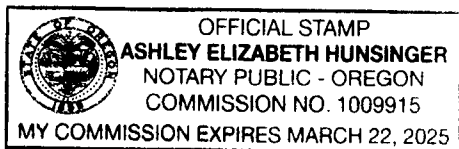




Notary Public for Oregon
My Commission Expires 3/22/25

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 18 day of November, 2021,
the above-named Janet Gerard and acknowledged the foregoing
instrument to be their voluntary act and deed.

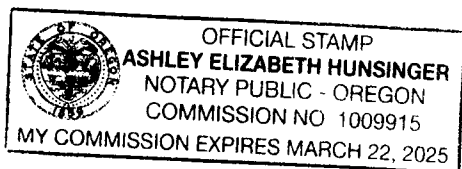


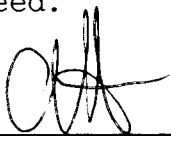


Notary Public for Oregon
My Commission Expires 3/22/25

STATE OF OREGON)
) ss.
County of Klamath)

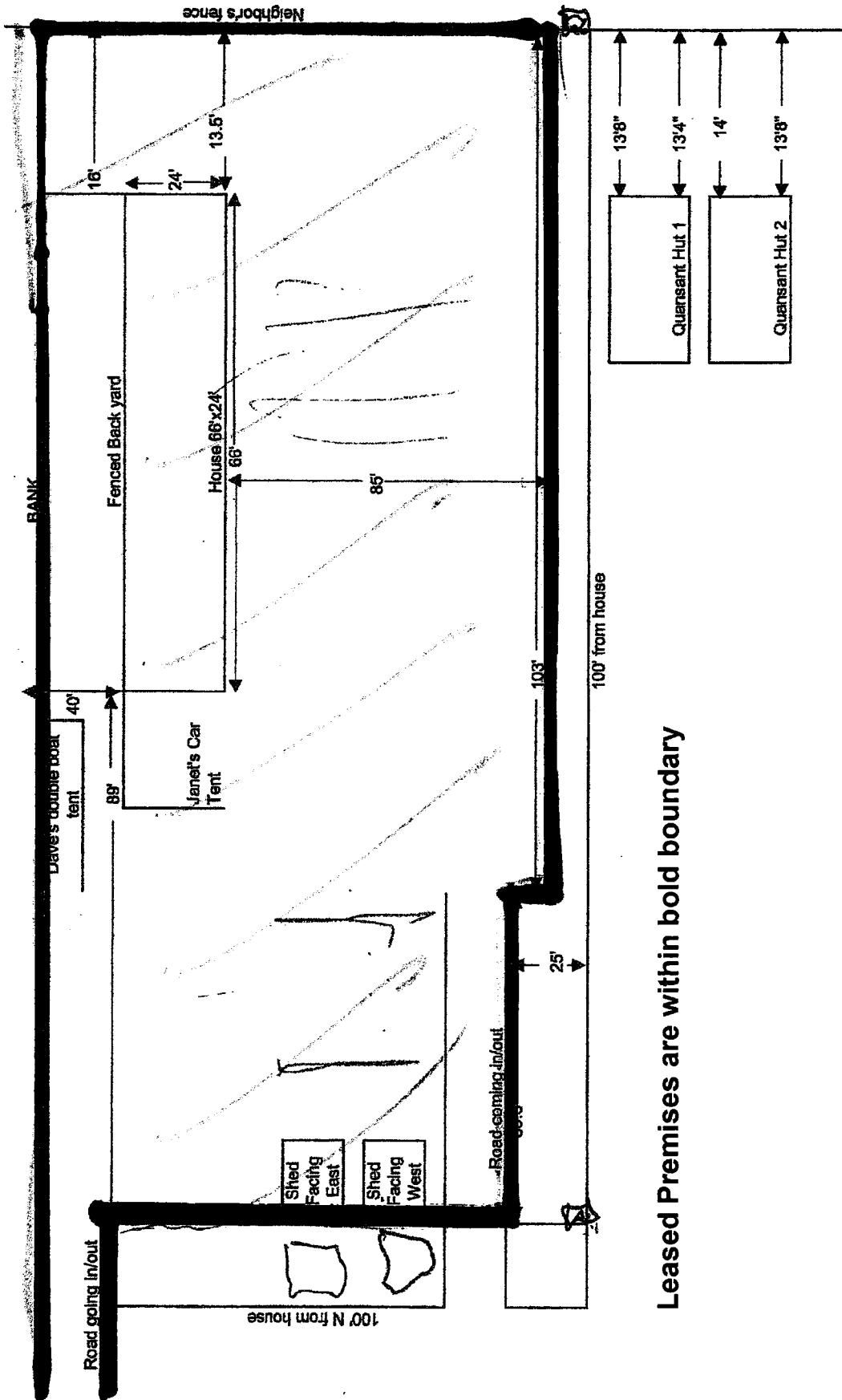
Personally appeared before me this 18 day of November, 2021,
the above-named Peter Sebring, individually and as a Member/Manager
of Sportsman's River Retreat, LLC. and acknowledged the foregoing
instrument to be their voluntary act and deed.





Notary Public for Oregon
My Commission Expires 3/22/25

Exhibit A



Leased Premises are within bold boundary