



2022-005759  
Klamath County, Oregon  
05/05/2022 01:55:01 PM  
Fee: \$97.00

After recording return to:  
Attn: General Counsel  
Chaberton Energy Holdings Inc.  
11900 Parklawn Dr, Suite 406,  
North Bethesda, MD  
20852

#### MEMORANDUM OF OPTION AGREEMENT

**RICHARD V. RAJNUS and DENISE M. DRAZIL WATA** Richard V. Rajnus and Denise M. Rajnus jointly as tenants by the entirety ("**Owner**"), and **CHABERTON SOLAR OREGON LLC**, a Delaware limited liability company ("**Company**"), have entered into an Option Agreement dated April 15<sup>th</sup>, 2022 (the "**Option Agreement**"), wherein Owner has granted to Company the sole and exclusive option to purchase a portion of the property described in Exhibit A. The term of the option will expire at 11:59 p.m. on October 15<sup>th</sup>, 2023.

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.

[Signature Page Follows]

Executed as of April 13, 2022.

"Owner"

Richard V. Rajnus and Denise M. Drazil  
WATA Richard V. Rajnus and Denise M.  
Rajnus

Richard V. Rajnus  
Richard V. Rajnus

Denise M. Drazil  
Denise M. Drazil

"Company"

CHABERTON SOLAR OREGON LLC, a  
Delaware limited liability company

By: \_\_\_\_\_

Its: \_\_\_\_\_

STATE OF OREGON )  
COUNTY OF Klamath )

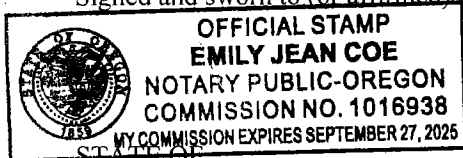
Signed and sworn to (or affirmed) before me on this 13 day of April, 2022, by **RICHARD V. RAJNUS**.

Emily Jean Coe  
NOTARY PUBLIC FOR OREGON

My Commission Expires: 9/27/2025

STATE OF OREGON )  
COUNTY OF Klamath )

Signed and sworn to (or affirmed) before me on this 13 day of April, 2022, by **DENISE M. DRAZIL**.

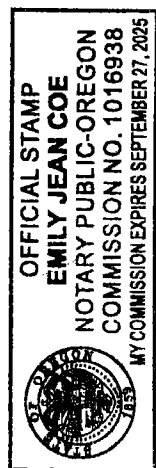


STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

Signed and sworn to (or affirmed) before me on this \_\_\_\_ day of April, 2022, by \_\_\_\_\_,  
in their capacity as a duly authorized representative and on behalf of **CHABERTON SOLAR OREGON LLC**.

NOTARY PUBLIC FOR \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



Executed as of Apr 13, 2022.

"Owner"

Richard V. Rajnus and Denise M. Drazil  
WATA Richard V. Rajnus and Denise M.  
Rajnus

Richard V. Rajnus  
Richard V. Rajnus

Denise M. Drazil  
Denise M. Drazil

"Company"

CHABERTON SOLAR OREGON LLC, a  
Delaware limited liability company

By: Stefano Ratti

Its: PRESIDENT

STATE OF OREGON )  
COUNTY OF Klamath )

Signed and sworn to (or affirmed) before me on this 13 day of April, 2022, by **RICHARD V. RAJNUS**.

Emily Jean Coe  
NOTARY PUBLIC FOR OREGON

My Commission Expires: 9/27/2025

STATE OF OREGON )  
COUNTY OF Klamath )

Signed and sworn to (or affirmed) before me on this 13 day of April, 2022, by **DENISE M. DRAZIL**.

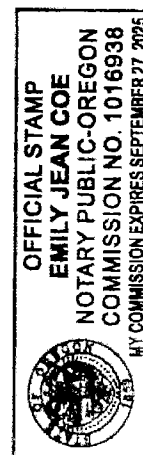
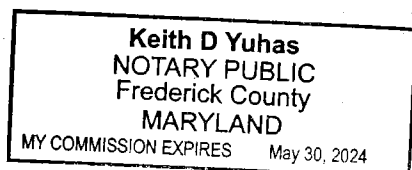


STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

Signed and sworn to (or affirmed) before me on this 16th day of April, 2022, by Stefano Ratti  
in their capacity as a duly authorized representative and on behalf of **CHABERTON SOLAR OREGON LLC**.

Keith D Yuhas  
NOTARY PUBLIC FOR

My Commission Expires: 5-30-2024



## **Exhibit A**

### **Legal Description of Property**

#### **Remainder of Parcel ID R110365**

Those portions of Government Lots 3 and 6, Section 16, Township 41 South, Range 12 East, of the Willamette Meridian, Klamath County, Oregon, lying North of the Merrill-Malin Highway;

**EXCEPTING THEREFROM** that portion conveyed to Pacific Power & Light Company by Instrument recorded in Deed Volume 67, page 224, Deed records of Klamath County, Oregon;

**ALSO EXCEPTING** the following described parcel: Beginning at the Northeast corner of above described parcel; thence South 425 feet; thence West 600 feet; thence North 425 feet; and thence East 600 feet to the point of beginning.

**AND ALSO EXCEPTING** that portion conveyed to United States of America by Warranty Deed recorded November 14, 1991, in Volume M91, page 23879, Deed records of Klamath County, Oregon.

**AND ALSO EXCEPTING** that portion conveyed to Klamath County, Oregon by Deed recorded on July 23, 1912, in Volume 37, page 478, Deed records of Klamath County, Oregon (Merrill-Malin Highway and Drazil Road).

**AND ALSO EXCEPTING** that portion of Government Lots 3 and 6, Section 16, Township 41 South, Range 12 East of the Willamette meridian, Klamath County, Oregon, described as follows.

Beginning at the northwest corner of that certain parcel of land described in that Warranty Deed to the California Oregon Power Company, recorded on July 6, 1925, in Book 67, Page 224, Deed Records of Klamath County, Oregon, monumented with a 5/8" rebar capped "Truline", from which the North 1/4 Corner of said Section 16 bears North 01°13'32" West, 2528.61 feet distant (North 01°25' West, 2519.0 feet by record);

Thence North 00°14'53" East, 49.33 feet;

Thence South 89°48'28" East, 148.67 feet;

Thence South 00°18'13" West, 149.33 feet, more or less, to a point on the accepted and monumented northerly right-of-way line of State Route 50 (Klamath Falls-Malin highway);

Thence along said northerly right-of-way line, North 89°49'01" West, 48.67 feet to the southeast corner of said Warranty Deed parcel, monumented with a 5/8" rebar capped "Truline";

Thence departing said northerly right-of-way line, along the easterly line of said Warranty Deed parcel, North 00°18'13" East, 100.23 feet (North 0°47' West, 100.0 feet by record) to the northeast corner of said Warranty Deed parcel, monumented with a 5/8" rebar capped "Truline";

Thence along the northerly line of said Warranty Deed parcel, North 89°48'28" West, 100.19 feet (South 89°13' West, 100.0 feet, more or less, by record) to the Point of Beginning.

Containing 21.76 acres, more or less.