

2023-004121

Klamath County, Oregon

05/31/2023 10:46:01 AM

Fee: \$112.00

RECORDING COVER SHEET (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234

*This space reserved for use by
Recording Office*

After recording return to:

ORS 205.234(1)(c)

Duane Martin Ranches, L.P.

2021 Hwy 88

Ione, CA 95640

1. Title(s) of the transaction(s)

ORS 205.234(1)(a)

Memorandum of Option

2. Direct party(ies) / grantor(s)

Name(s)

ORS 205.234(1)(b)

Robinson Best, LLC

3. Indirect party(ies) / grantee(s)

Name(s)

ORS 205.234(1)(b)

Duane Martin Ranches, L.P.

4. True and actual consideration:

ORS 205.234(1) Amount in dollars or other

\$ 100

Other:

5. Send tax statements to:

ORS 205.234(1)(e)

No change

6. Satisfaction of lien, order, or warrant:

ORS 205.234(1)(f)

☐ FULL

☐ PARTIAL

7. The amount of the monetary obligation imposed by the lien, order, or warrant:

ORS 205.234(1)(f)

\$

8. Previously recorded document reference:

9. If this instrument is being re-recorded complete the following statement:

ORS 205.244(2)

"Rerecorded at the request of

to correct

previously recorded in book _____ and page _____, or as fee number _____."

MEMORANDUM OF OPTION


This Memorandum of Option is made on May 31, 2023, between ROBINSON BEST, LLC, an Oregon limited liability company (Optionor) and DUANE MARTIN RANCHES, L.P., a California limited partnership (Optionee), who agree as follows:

1. Optionor grants to Optionee the option to purchase the real property described in Exhibit "A" (Option Property).
2. The term of the option is for a period of five (5) years beginning on May 31, 2023, and terminating on May 31, 2028.
3. The option that is the subject of this Memorandum of Option is granted in accordance with an option agreement between optionor and optionee concerning the option property and dated May 31, 2023 (Option Agreement). This Memorandum of Option is prepared for the purpose of recordation and shall not alter or affect in any way the rights and obligations of optionor and optionee under the Option Agreement. In the event of any inconsistency between this Memorandum of Option and the Option Agreement, the terms of the Option Agreement shall control.

IN WITNESS WHEREOF, the parties have executed this Option Agreement.

Optionor

Robinson Best, LLC, an Oregon limited liability company

By 
Lee Traynham, Manager

Optionee

Duane Martin Ranches, L.P., a California limited partnership

By _____
Duane Martin, General Partner

By _____
Lisa Hopley, General Partner

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 CALIFORNIA
COUNTY OF SAN JOAQUIN

On this ____ day of _____, 2023, before me, _____,
Notary Public, personally appeared Duane F. Martin, Jr. and Lisa Hopley, who proved to
me on the basis of satisfactory evidence, to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed
the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on
the instrument the person(s), or the entity(ies) upon behalf of which the person(s) acted,
executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary's Signature

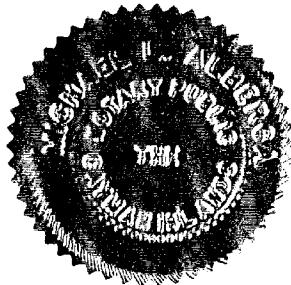
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF _____
COUNTY OF CAYMAN ISLANDS

On this 23 day of May, 2023, before me, Michael C. Alberg,
Notary Public, personally appeared Lee Traynham, who proved to me on the basis of
satisfactory evidence, to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity(ies) upon behalf of which the person(s) acted, executed the
instrument.


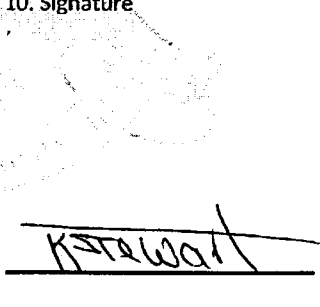
I certify under penalty of perjury under the laws of the State of Cayman Islands
that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Michael C. Alberg
Notary's Signature

Michael Alberg
NOTARY PUBLIC
in and for the Cayman Islands
Commission expires: 31 January 2024

APOSTILLE (Hague Convention of 5 October 1961 / Convention de La Haye du 5 octobre 1961)	
1. Country: The Cayman Islands	
This public document	
2. has been signed by Michael Alberga	
3. acting in the capacity of Notary Public (NP)	
4. bears the seal/stamp of Notary Public (NP) Cayman Islands	
CERTIFIED	
5. at Grand Cayman	6. 25-MAY-2023
7. by K. Stewart for Governor of the Cayman Islands	
8. No. MJN196042555	
9. Seal/Stamp 	10. Signature 

MEMORANDUM OF OPTION

This Memorandum of Option is made on May 31, 2023, between ROBINSON BEST, LLC, an Oregon limited liability company (Optionor) and DUANE MARTIN RANCHES, L.P., a California limited partnership (Optionee), who agree as follows:

1. Optionor grants to Optionee the option to purchase the real property described in Exhibit "A" (Option Property).

2. The term of the option is for a period of five (5) years beginning on May 31, 2023, and terminating on May 31, 2028.

3. The option that is the subject of this Memorandum of Option is granted in accordance with an option agreement between optionor and optionee concerning the option property and dated May 31, 2023 (Option Agreement). This Memorandum of Option is prepared for the purpose of recordation and shall not alter or affect in any way the rights and obligations of optionor and optionee under the Option Agreement. In the event of any inconsistency between this Memorandum of Option and the Option Agreement, the terms of the Option Agreement shall control.

IN WITNESS WHEREOF, the parties have executed this Option Agreement.


Optionor

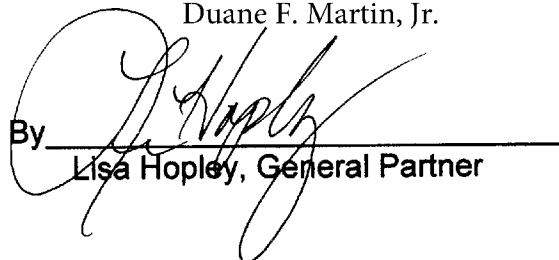
Robinson Best, LLC, an Oregon limited liability company

By _____
Lee Traynham, Manager

Optionee

Duane Martin Ranches, L.P., a California limited partnership

By 
~~Duane Martin~~, General Partner
Duane F. Martin, Jr.

By 
Lisa Hopley, General Partner

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 CALIFORNIA
COUNTY OF SAN JOAQUIN

On this 22nd day of May, 2023, before me, M. Masko
Notary Public, personally appeared Duane F. Martin, Jr. and Lisa Hopley, who proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity(ies) upon behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



M. Masko
Notary's Signature

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 _____
COUNTY OF _____

On this ____ day of _____, 2023, before me, _____,
Notary Public, personally appeared Lee Traynham, who proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity(ies) upon behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of _____
that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary's Signature

Exhibit "A"- Legal Description

PARCEL A: (3307V00 TL 1500, 1800; 3307V09 200 and 300)

Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon.

Section 8: E 1/2 SE 1/4; and the E 1/2 NE 1/4

Section 9: Government Lots 1 and 2; and the W 1/2 NW 1/4; and Government Lots 3 and 4; and the SW 1/4

EXCEPTING THEREFROM that portion lying within the right of way of Crater Lake Highway.

ALSO EXCEPTING THEREFROM that portion deeded to the State of Oregon by and through its Department of Transportation, Highway Division recorded October 8, 1991 in Volume M91, page 20911, Microfilm Records of Klamath County, Oregon.

PARCEL B: (3307V00 TL 1200, 1201 and 1202)

Parcels 1, 2 and 3 of Land Partition 85-07, situated in the SW1/4 SW1/4 of Section 5 and the E1/2 of Section 7 and the W1/2 NW1/4, SW1/4, W1/2 SE1/4 of Section 8 and the W1/2 W1/2 of Section 16 and the N1/2, SE1/4 of Section 17, Township 33 South, Range 07 1/2 East, Willamette Meridian, filed June 1, 2009 in Volume 2009-007539, Klamath County, Oregon.

PARCEL C: (3307V00 TL 5300)

Government Lot 6 in Section 27, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL D: (3307V TL 1600)

The West 1/2 of the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 and the East 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 8, Township 33 South, Range 7-1/2 East of the Willamette Meridian, Klamath County, Oregon,

AND

(3307V TL 1700)

The West 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 8, Township 33 South, Range 7-1/2 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion deeded to the State of Oregon by and through its Department of Transportation, Highway Division by deed recorded as M90 Page 24922, records of Klamath County, Oregon.