

2023-005516

Klamath County, Oregon

07/05/2023 01:02:02 PM

Fee: \$107.00

This instrument prepared by and
after recording return to:

Hecate Energy LLC.
Attn: Development Manager
621 W. Randolph St. Suite 200
Chicago, IL 60661

(This space reserved for recording information)

MEMORANDUM OF OPTION AGREEMENT FOR PURCHASE OF EASEMENT

THIS MEMORANDUM OF OPTION AGREEMENT FOR PURCHASE OF EASEMENT (the "**Memorandum**"), is made as of this 5th day of July, 2023 (the "**Effective Date**"), by and between **GREEN DIAMOND RESOURCE COMPANY**, a Washington corporation ("**Owner**"), with an address at 1301 Fifth Avenue, Suite 2700, Seattle, WA 98101 and **HECATE ENERGY BONANZA LLC**, a Delaware limited liability company ("**Hecate**"), with an address at 621 W. Randolph St., Suite 200, Chicago, IL 60661, Attn: Development Manager.

1. Owner holds fee simple title to certain real property located in Klamath County, State of Oregon, that is more particularly described on Exhibit "A" attached hereto (the "**Property**"). Pursuant to that certain Option Agreement for Purchase of Easement dated as of July 5th, 2023, by and between Owner and Hecate (the "**Option Agreement**"), Owner granted to Hecate, and Hecate acquired from Owner, an exclusive option to purchase (the "**Option**") an easement of right of way that is one hundred fifty feet (150') in width across a certain portion of the Property as described, shown and designated on Exhibit "A-1" attached hereto (the "**Easement Area**"), upon and subject to the terms and conditions contained in the Option Agreement.

2. The Option has an initial term of up to twelve (12) months, commencing on the Effective Date, and expiring in accordance with the Option Agreement (the "**Initial Term**"), and may be extended by Hecate for up to an additional twenty-four (24) months beyond expiration of the Initial Term.

3. The purpose of this Memorandum is to give notice of the existence of Hecate's option rights granted in the Option Agreement, to which Option Agreement reference is made for a full description of the terms and conditions thereof. In the event any of the terms and provisions of this Memorandum conflict with the terms and provisions of the Option Agreement, the terms and provisions of the Option Agreement shall control. The parties may be contacted at the addresses set forth above for further information.

4. This Memorandum may be executed in multiple counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

[Signature Pages Follow This Page]

Unofficial
Copy

IN WITNESS WHEREOF, Owner and Hecate have caused this Memorandum of Option Agreement for Purchase of Easement to be executed as of the date first above written.

OWNER:

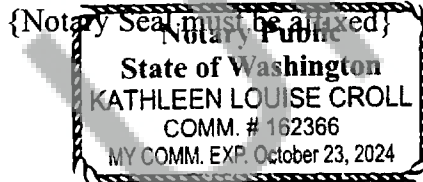
GREEN DIAMOND RESOURCE COMPANY,
a Washington corporation

By: [Signature]
Name: Douglas S. Reed
Title: President

STATE OF Washington
COUNTY OF King

The foregoing instrument was acknowledged before me this 5th day of July, 2023, by Douglas S. Reed, as the President of **Green Diamond Resource Company**. Such person did not take an oath and: *(notary must check applicable box)*

- ☒ is/are personally known to me.
☐ produced a current _____ driver's license as identification.
☐ produced _____ as identification.



[Signature]
Signature of Notary
Kathleen Louise Croll
Name of Notary (Typed, Printed or Stamped)
Commission Number (if not legible on seal): 162366
My Commission Expires (if not legible on seal): 10-23-2024

HECATE:

HECATE ENERGY BONANZA LLC, a Delaware
limited liability company

By: 

Name: Mark Zwieg

Title: Authorized Representative

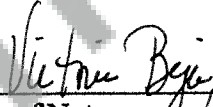
STATE OF Illinois
COUNTY OF Cook

The foregoing instrument was acknowledged before me this 5th day of July,
2023, by Mark Zwieg, as Authorized Representative of **Hecate Energy Bonanza LLC**, a
Delaware limited liability company, on behalf of the company. Such person did not take an oath
and: *(notary must check applicable box)*

- ☒ is/are personally known to me.
☐ produced a current _____ driver's license as identification.
☐ produced _____ as identification.

{Notary Seal must be affixed}




Signature of Notary

Victoria Beja
Name of Notary (Typed, Printed or Stamped)

Commission Number (if not legible on seal): _____

My Commission Expires (if not legible on seal): 10/17/2025

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Parcel 1: 627478

A strip of land 150 feet in width in the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 22, Township 40 South, Range 12 East of Willamette Meridian, Klamath County, Oregon

Parcel 2: 627469

A strip of land 150 feet in width in Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 22, Township 40 South, Range 12 East of Willamette Meridian, Klamath County, Oregon

Parcel 3: 627254

A strip of land 150 feet in width in the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and the Southeast $\frac{1}{4}$ of Section 15, Township 40 South Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 4: 627174

A strip of land 150 feet in width in the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ and the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 10, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County Oregon.

Parcel 5: 627192

A strip of land 150 feet in width in the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ (Lot 6) of Section 11, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County Oregon.

EXHIBIT A-1

DESCRIPTION OF THE EASEMENT AREA

