

**2023-007160**

**Klamath County, Oregon**

08/21/2023 02:48:02 PM

Fee: \$97.00

**RECORDING COVER SHEET** PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON  
PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING.  
ANY ERRORS IN THIS COVER SHEET DOES NOT AFFECT THE  
TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

**FILE NO: 4085663 SA**

**RECORDING REQUESTED BY AND RETURN TO:**

First American Title  
1225 Crater Lake Ave  
Medford OR 97504

**1. Title of Document: (ORS 205.234a)**

Memorandum of Option Agreement

**2. Grantor(s): (ORS 205.160)**

Rick Herson, Julia Herson, Trustees of the Herson Living Trust TUD 9/22/2011

**3. Grantee(s): (ORS 205.1251a and 205.160)**

James Young

**4. TRUE AND ACTUAL TRANSACTION AMOUNT: (ORS 93.030) (If applicable):**

\$3,000.00

**5. SEND TAX STATEMENTS TO:**

Same as of record

**6. If this instrument is being Re-Recorded, complete the following statement: (ORS 205.244)**

Re-recorded to: Correct Grantors on instrument previously recorded as Document No. 2023-006649.

2023-006649

Klamath County, Oregon

08/04/2023 03:01:02 PM

Fee: \$87.00

## AFTER RECORDING RETURN TO:

James Young  
9311 Cedarhurst  
Bend, OR 97623

## TAX STATEMENT TO:

James Young  
9311 Cedarhurst Dr.  
Bend, OR 97623

## MEMORANDUM OF OPTION AGREEMENT

1 By Option Agreement dated 8/2/23, Rick Herson, Julia Herson as Grantor and  
 2 James Young as Grantee, Grantor agreed to grant an Option to Grantee for certain  
 3 real property located in Klamath County, Oregon which is described as follows:  
 4 See the Attached Exhibit A

5 The terms and conditions of the Option are fully set forth in said Option Agreement and reference is made hereby. The true and actual  
 6 consideration for this conveyance is Three thousand dollars (\$ 3,000.00). The term of the Option  
 7 expires on (insert same date and time as stated in the Agreement) 8/3/2026, if not sooner exercised, waived, or terminated. If  
 8 this Option is not exercised, or is waived, expires or is terminated, Grantee agrees to cooperate with Grantor to record such document(s) as  
 9 reasonably necessary to remove or release this Memorandum from the public record.

10 "BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE  
 11 ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11,  
 12 CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO  
 13 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS  
 14 INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING  
 15 THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE  
 16 CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY  
 17 ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR  
 18 PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN  
 19 ORS 90.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300,  
 20 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17,  
 21 CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010"

22 IN WITNESS WHEREOF, the Grantor(s) has/have executed this Memorandum of Option Agreement on the 8/2/23 2 day of  
 23 AUGUST, 2023.

24 GRANTOR(S) (Include all names of Grantors in Option Agreement):

25 Rick Herson Julia Herson Grantor

26 STATE OF OREGON

27 )  
28 County of Klamath ) ss:

29 Personally appeared before me the above named Rick Herson and Julia Herson  
 30 Grantor(s) and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

31

32

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OFFICIAL STAMP  
 MATTHEW TEDDY COOPER  
 NOTARY PUBLIC-OREGON  
 COMMISSION NO. 1022053  
 MY COMMISSION EXPIRES MARCH 09, 2026

Notary Public for OREGON  
 My commission expires: 3/9/2026

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 MEMORANDUM OF OPTION AGREEMENT

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James Young

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AFTER RECORDING RETURN TO:

James Young  
9311 Canyon Dr.  
Bronza, OR 97023

TAX STATEMENT TO:

James Young  
9311 Canyon Dr.  
Bronza, OR 97023

MEMORANDUM OF OPTION AGREEMENT

1 By Option Agreement dated 8/2/23, James Young as Grantor and  
2 James Young as Grantee, Grantor agreed to grant an Option to Grantee for certain  
3 real property located in Klamath County, Oregon which is described as follows:

4 See the Attached Exhibit A \*\*Trustees of the Herson Living Trust  
5 The terms and conditions of the Option are fully set forth in said Option Agreement and reference is made hereby. The true and actual  
6 consideration for this conveyance is Three thousand dollars (\$ 3,000.00) UTD 9/22/2011  
7 expires on (insert same date and time as stated in the Agreement) 8/3/2026. If not sooner exercised, waived, or terminated. If  
8 this Option is not exercised, or is waived, expires or is terminated, Grantee agrees to cooperate with Grantor to record such document(s) as  
9 reasonably necessary to remove or release this Memorandum from the public record.

10 "BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE  
11 ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11,  
12 CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO  
13 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS  
14 INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING  
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16 CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY  
17 ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR  
18 PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN  
19 ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300,  
20 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17,  
21 CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010"

22 IN WITNESS WHEREOF, the Grantor(s) has/have executed this Memorandum of Option Agreement on the 8/2/23 2 day of  
23 AUGUST, 2023.

24 GRANTOR(S) (Include all names of Grantors in Option Agreement):

25 Rick Herson Rick Herson Grantor Julia Herson Julia Herson Grantor  
26 Rick Herson, Trustee Julia Herson, Trustee  
27 STATE OF OREGON )  
28 ) ss:

28 County of Klamath Aug 2 2023

29 Personally appeared before me the above named Rick Herson and Julia Herson  
30 Grantor(s) and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.



Notary Public for OREGON  
My commission expires: 3/9/2026

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MEMORANDUM OF OPTION AGREEMENT

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James Young

**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

LOT 6, EXCEPT THE SOUTHEASTERLY 3 FEET THEREOF AND ALL OF LOT 7 IN BLOCK 16 OF INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

A.P.N.: 874451