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RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS:
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09/06/2023 10:04:19 AM

Fee: \$87.00

Grantor: DR Park Properties, LLC, a California Limited Liability Company

Grantee: Twin Plunge Development, LLC, an Oregon Limited Liability Company

MEMORANDUM OF OPTION

DATED: August 19, 2023

BETWEEN: DR Park Properties, LLC,
a California Limited Liability Company
PO Box 2207
Rancho Santa Fe, CA 92067

"Grantor"

AND: Twin Plunge Development, LLC,
an Oregon Limited Liability Company
265 Alta Avenue
Ashland, OR 97520

"Grantee"

Pursuant to Option to Purchase Real Property dated December 31, 2022, Grantor gave to Grantee an option to purchase the following-described real property located in Klamath County, Oregon:

Lots 7, 8, 9, 10 and a strip of land one foot wide off the Easterly side of Lot 11, Block 10, RAILROAD ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-033BB-02100-000
Tax Account No: 3809-033BB-02100-000

Key No. 415429
Key No. 891780

This option may be exercised only after August 1, 2024 and before July 31, 2032.

If Grantee fails, for any reason, to exercise this option in the manner set forth below, Grantee shall have no further claim against or interest in the Property.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING

TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Grantor:

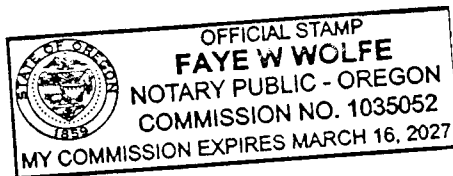
By: William D. Lynch
DR Park Properties, LLC
a California Limited Liability Company

Grantee:

By: Alex Amarotico, Member
Twin Plunge Development, LLC,
an Oregon Limited Liability Company

STATE OF OREGON)
) ss.
County of)

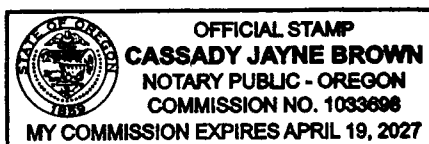
Personally appeared before me this 18 day of September, 2023 the above-named Alex Amarotico and acknowledged the foregoing instrument to be his voluntary act.



Faye W. Wolfe
Notary Public for Oregon
My Commission expires: 3-16-27

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 18 day of August, 2023 the above-named William D. Lynch and acknowledged the foregoing instrument to be his voluntary act.



Cassady Jayne Brown
Notary Public for Oregon
My Commission expires: 4/19/2027