

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

2024-008306
Klamath County, Oregon
09/23/2024 12:44:02 PM
Fee: \$97.00

*This space reserved for use by
Recording Office*

After recording return to: ORS 205.234(1)(c)

RidgeWater, LLC
9460 Double R Boulevard, Suite 103
Reno, NV 89521
Attn: Fred Bates, Jr.

1. Title(s) of the transaction(s) ORS 205.234(1)(a)

Memorandum of Assignment of Option

2. Direct party(ies) / grantor(s) Name(s) ORS 205.234(1)(b)

Bates Properties Reno, Inc.

3. Indirect party(ies) / grantee(s) Name(s) ORS 205.234(1)(b)

RidgeWater, LLC

4. True and actual consideration:
ORS 205.234(1) Amount in dollars or other

\$ 0
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: 2023-009646

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 _____."

**RECORDING REQUESTED BY AND
WHEN RECORDED, MAIL TO:**

RidgeWater, LLC
9460 Double R Boulevard, Suite 103
Reno, NV 89521
Attn: Fred Bates, Jr.

MEMORANDUM OF ASSIGNMENT OF OPTION

This Memorandum of Assignment of Option (herein, this "**Memorandum**") is made as of May 14, 2024, by and between **BATES PROPERTIES RENO, INC.**, a Nevada corporation ("**Bates Properties**") and **RIDGEWATER, LLC**, a Delaware limited liability company ("**RidgeWater**").

Bates Properties entered into that certain Option Agreement and Joint Escrow Instructions, as amended (hereinafter referred to as the "**Agreement**") dated June 27, 2023, with Trinity Asset Holdings Co., LLC, a California limited liability company ("**Trinity**"), a memorandum of which was recorded on November 8, 2023 as Document No. 2023-009646 in the official records of Klamath County, Oregon, wherein Trinity granted to Bates Properties the exclusive right and option (the "**Option**") to purchase subdivision lots within that certain real property situate in Klamath County, Oregon, more particularly described in **Exhibit "A"** attached hereto and incorporated herein by this reference (the "**Property**").

Bates Properties entered into that certain Assignment dated May 14, 2024 (the "**Assignment**"), pursuant to which, Bates Properties, as assignor, assigned its rights and interest under the Agreement to RidgeWater, as assignee.

This Memorandum is intended to provide notice to third parties of the Assignment and the provisions contained therein. Nothing herein shall be deemed to modify, amend or otherwise effect the terms and conditions of the Agreement or Assignment, which terms and conditions are incorporated herein by reference.

[SIGNATURE PAGE FOLLOWS]

The Memorandum of Assignment of Option is executed as of the date of notarization of the signatures immediately set forth below, but to be effective as of May 14, 2024.

BATES PROPERTIES:

BATES PROPERTIES RENO, INC.,
a Nevada corporation

By: *Frederick M. Bates*
Name: Frederick M. Bates
Its: President

STATE OF Idaho)
)
COUNTY OF Blaine)

This instrument was acknowledged before me on 19 September, 2024, by Frederick M. Bates, as President of Bates Properties Reno, Inc., a Nevada corporation.

Gary W. Brower
Notary Public
My Commission Expires: 09/18/2030

RIDGEWATER:

RIDGEWATER, LLC,
a Delaware limited liability company

By: Bates Properties Reno, Inc.,
a Nevada corporation
Its: Manager

By: *Frederick M. Bates*
Name: Frederick M. Bates
Its: President



STATE OF Idaho)
)
COUNTY OF Blaine)

This instrument was acknowledged before me on 19 September, 2024, by Frederick M. Bates, as President of Bates Properties Reno, Inc., a Nevada corporation, Manager of Ridgewater, LLC, a Delaware limited liability company.

Gary W. Brower
Notary Public
My Commission Expires: 09/18/2030

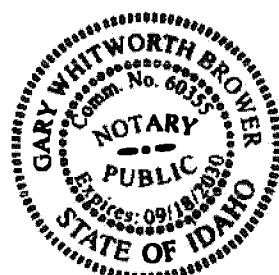


EXHIBIT "A"

Legal Description of Property

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

PARCEL 1:

LOTS 3, 4, 10, 22, 23, 33, 34, 35, 36, 37, 39, 40, 41, 42, 43, 44, 47, 48, 49, 50, 51, 53, 55, 56, 57, 58, 59, 60, 62, 63, 64, 67, 68, 71, 73, 78, 79, 81, 84, 85, 87, 88, 89, 90, 91, 92, 93, 94, 107 OF TRACT 1472, RIDGEWATER SUBDIVISION, PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

PARCEL 2:

LOTS 115, 116, 117, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 140, 141, 144, 145, 146, 147, 148, 150, 151, 173, 174, 175, 177, 178, 179, 182, 183, 184, 185, 186, 188, 192, 199, 200, 201, 202, 224, 225, 226, 227, 229, 230, 231, 232, 233, 240, 242, 244, 245, 246, 251, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 271, 272, 273, 274, 275, 276, 277, 278 OF TRACT 1496, RIDGEWATER SUBDIVISION, PHASE 1, 1ST ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

PARCEL 3:

LOTS 1, 2, 4, 5, 11, 12, 13, 14, 16 and 19 OF TRACT 1507 BEING A REPLAT OF LOTS 109-114, 134-136, 142, 143, RIDGEWATER SUBDIVISION, PHASE 1, 1ST ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

PARCEL 4: (THE TIMBERS, PHASE 1)

LOTS 2, 3, 5, 6, 7, 9, 10, 11, 12, 16, 18, 19, 20, 21, 22, 27, 28, 29 AND 30 OF TRACT 1506, THE TIMBERS, PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

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