

2025-001482

Klamath County, Oregon



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03/03/2025 10:00:45 AM

Fee: \$92.00

After Recording Return To:

Zack P. Mittge
Hutchinson Cox
940 Willamette St, Ste 400
Eugene, OR 97401

Grantor:

Tower Shopping Center of Klamath Falls, LLC
PO Box 7441
Klamath Falls, OR 97601

Grantee:

SolaRay #1, LLC
29618 N. 69th Lane
Peoria, AZ 98383

**MEMORANDUM OF OPTION
FOR LAND LEASE
(COMMUNITY SOLAR)**

This Memorandum of Option for Land Lease (Community Solar) (the "Memorandum") is made an entered into as of February 24, 2025 by and between Tower Shopping Center of Klamath Falls, LLC, an Oregon limited liability company ("Grantor"), and SolaRay #1, LLC, an Arizona limited liability company ("Grantee").

WITNESSETH:

Grantor and Grantee are parties to that certain Land Lease Option (Community Solar) dated concurrently herewith ("Option"), whereby Grantor has granted to Grantee an exclusive option to lease portions of that real property in Klamath County described in the attached Exhibit "A," which is hereby incorporated by this reference (the "Property").

Term. The term of this Option commences on the date of this Memorandum, and will continue, if not sooner terminated for two years.

Incorporation of Option. All terms and conditions of the Option are hereby incorporated by reference as if set forth fully herein.

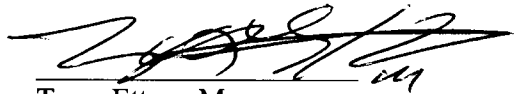
Conflicts with Option. This Memorandum is solely for notice and recording purposes and may not be construed to alter, modify, expand, diminish, or supplement the provisions of the Option. In the event of any inconsistency between the provisions of this Memorandum and the provisions of the Option, the provisions of the Option will govern.

Counterparts. The Memorandum may be executed in multiple counterparts.

IN WITNESS WHEREOF, the parties have executed this Memorandum as of the 21
day of February 2025.

GRANTOR

GRANTEE



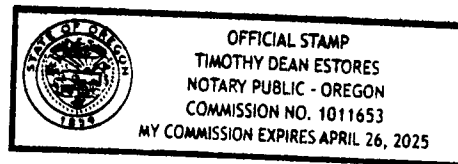
Terry Etters, Manager
Tower Shopping Center of
Klamath Falls, LLC
an Oregon limited liability company



Robert Sampson, Manager
SolaRay #1, LLC
an Arizona limited liability
company

State of OREGON)

County of Klamath)



Signed (or attested) before me on February 21, 2025, by Terry Etters, Manager of Tower Shopping Center of Klamath Falls, LLC, an Oregon limited liability company.

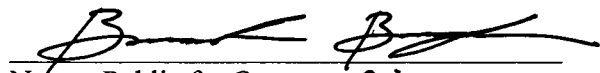


Notary Public for Oregon 4/26/2025
My Commission Expires:

Arizona
State of ~~OREGON~~)

County of Maricopa)

Signed (or attested) before me on February 24th, 2025, by Robert Sampson, Manager of SolaRay #1, LLC, an Arizona limited liability company.



Notary Public for ~~Oregon~~ Arizona
My Commission Expires: Sep. 9th 2025

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A tract of land situated in TRACT 43 OF ENTERPRISE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows: Beginning at the section corner common to Sections 33 and 34 of Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and Sections 3 and 4 of Township 39 South, Range 9 East of the Willamette Meridian; thence North 89° 54' East 40 feet; thence South 0° 00' 30" East 237.5 feet to the point of beginning; thence North 89° 54' East 240 feet; thence South 0° 00' 30" East 50 feet; thence South 89° 54' West 240 feet; thence North 0° 00' 30" West 50 feet to the point of beginning.

PARCEL 2:

A tract of land situated in TRACT 43, ENTERPRISE TRACTS, in the NW1/4 NW1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of said TRACT 43, said point being South 0° 00' 1/2' East a distance of 237 feet and North 89° 54' East a distance of 30.0 feet from the Northwest corner of said Section 3; thence South 0° 00' 1/2' East along the Westerly line of said Tract 43 a distance of 325.75 feet to the Northeasterly line of Pershing Way; thence South 55° 50' 1/2' East along the Northeasterly line of Pershing Way a distance of 302.15 feet to an iron pin; thence North 0° 00' 1/2' West a distance of 495.84 feet to a point North 89° 54' East 250 feet from the point of beginning; thence South 89° 54' West a distance of 250.0 feet, more or less, to the point of beginning.

SAVING AND EXCEPTING THEREFROM a portion described as follows:

Beginning at the Section corner common to Sections 33 and 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and Sections 3 and 4, Township 39 South, Range 9 East of the Willamette Meridian; thence South 0° 00' 30" East along the Section line 237.5 feet; thence North 89° 54' East 30 feet to the West line of Tract 43 of ENTERPRISE TRACTS, which is the East right of way line of Washburn Way, which is the true point of beginning; thence South 0° 00' 30" East along the West line of TRACT 43 OF ENTERPRISE TRACTS 325.0 feet to the Northeasterly right of way of Pershing Way; thence South 55° 50' 30" East along the Northeasterly right of way of Pershing Way 12.08 feet; thence North 0° 00' 30" West parallel to the West line of Tract 43, 331.80 feet; thence South 89° 54' West 10 feet to the point of beginning.

ALSO SAVING AND EXCEPTING THEREFROM a portion described as follows:

A tract of land situated in Tract 43 of ENTERPRISE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows: Beginning at the section corner common to Sections 33 and 34 of Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and Sections 3 and 4 of Township 39 South, Range 9 East of the Willamette Meridian; thence North 89° 54' East 40 feet; thence South 0° 00' 30" East 237.5 feet to the point of beginning; thence North 89° 54' East 240 feet; thence South 0° 00' 30" East 50 feet; thence South 89° 54' West 240 feet; thence North 0° 00' 30" West 50 feet to the point of beginning.