

This instrument is prepared by
and after recording, return to:

Ryan Hartman
P.O. Box 148
Malin, OR 97632

Tax Parcel Nos. 015-627414, 015-627744, 015-327762, 015-627771, 061-627806, 015 600317,
016-627842, and 016-627913

2025-001734

Klamath County, Oregon

03/11/2025 10:18:01 AM

Fee: \$107.00

(Space Above this Line for Recorder's Use Only)

[NO DOCUMENTARY TRANSFER TAX IS DUE.]

NOTICE OF TERMINATION OF OPTION AGREEMENT AND QUIT CLAIM DEED

THIS NOTICE OF TERMINATION OF OPTION AGREEMENT AND QUIT CLAIM DEED is made effective as of the date this instrument is recorded in the Official Records of Klamath County, State of Oregon, by **TERRA NOSTRA, LLC**, an Oregon limited liability (the "Grantor"), and **SAWTOOTH DEVCO, LLC**, a Delaware limited liability company (the "Grantee").

WHEREAS, Grantor granted to Grantee an option pursuant to that certain Option Agreement dated August 20, 2024, by and between Grantor and Grantee (the "Agreement") as evidenced by that certain Memorandum of Option Agreement recorded in the Official Records of Klamath County, State of Oregon, on August 27, 2024, as Document No. 2024-007480 (the "Memorandum of Agreement"); and

WHEREAS, the option and Grantee's rights under the Agreement have been fully terminated and extinguished, and the undersigned desire to evidence such termination and extinguishment by execution, delivery, and recordation of this Notice of Termination of Option Agreement and Quit Claim Deed.

NOW, THEREFORE, in consideration of the agreements set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned hereby agree as follows:

1. The option described in the Memorandum of Option Agreement, and all of Grantee's rights to acquire any portion of the property described on Exhibit "A" to said notice ("Property"), a copy of which is attached hereto as Exhibit "A" and made a part hereof, have terminated and are extinguished.

2. Grantee does hereby quit claim to Grantor any interest in the Property.

3. This instrument may be executed in one or more counterparts which together shall constitute one instrument.

IN WITNESS WHEREOF, the undersigned have executed this Notice of Termination of Agreement and Quit Claim Deed to become effective as referenced above.

[Remainder of page intentionally left blank. Signature pages follow.]

GRANTEE:

SAWTOOTH DEVCO, LLC, a Delaware limited liability company

By: 

Name: RYAN GALERIA

Title: AUTHORIZED PERSON

Date: 3/10/25

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

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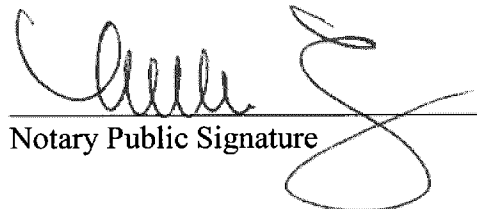
COUNTY OF Orange

BEFORE ME, the undersigned authority, a Notary Public in and for said state, on this day personally appeared Ryan Galeria known or proved on acceptable evidence to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed the same for the purposes and consideration therein expressed.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 10th day of March
~~2019~~ 2025.

Notary Public Seal


Notary Public Signature

(seal)



EXHIBIT A
TO NOTICE OF TERMINATION OF OPTION
PROPERTY DESCRIPTION AND DEPICTION

The following described real property situated in Klamath County, Oregon, described as follows:

Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon:

Section 20: S1/2 of the NW1/4, SW1/4 of the NE1/4, S1/2 EXCEPTING the NE1/4 of the SE1/4.

Section 28: NW1/4 of the NW1/4.

Section 29: Beginning at a point located 450.67 feet East of the intersection of Section 19, 20, 29 and 30 of Township 40 South, Range 12 East of the Willamette Meridian; thence South 58° 12' 34" East along the existing fence line to the East Line of the NW1/4 NW1/4 of Section 29; thence North to the North line of the NW1/4 NW1/4 of Section 29; thence West to the point of beginning.

ALSO, the SW1/4 SE1/4 and the S1/2 SW1/4 of Section 29, EXCEPTING THEREFROM the South 120.00 feet of the East 125.00 feet and the East 30.00 feet ALSO EXCEPTING the South 120.00 feet thereof the SW1/4 of the SE1/4.

ALSO, the NE1/4 of the NW1/4, N1/2 of the NE1/4, SE1/4 of the NE1/4, NE1/4 of the SE1/4, EXCEPTING the South 1030 feet. ALSO EXCEPTING that portion conveyed to the Shasta View Irrigation District in Deed recorded in Volume M75, Page 13758, Microfilm Records of Klamath County, Oregon.

Section 30: The E1/2

ALSO, that portion of the SE1/4 of the SW1/4 of Section 30, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, lying Northeasterly of the Malin-Bonanza Highway.



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