

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

**2025-001735**

**Klamath County, Oregon**

03/11/2025 10:19:01 AM

Fee: \$102.00

Lyon Family Revocable Living Trust U.A.D. April 8, 2022  
c/o: Rod and Marie Lyon  
20302 Paygr Road  
Malin, OR 97632

Tax Parcel Nos. R-4012-00000-07100, R-4012-03400-00600, R-4112-00000-00600 and  
R-4112-00300-00101

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*(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 **RODNEY R. LYON AND MARIE M. LYON, TRUSTEES OF THE LYON FAMILY REVOCABLE LIVING TRUST U.A.D. April 8, 2022** (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 September 7, 2023, 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; 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: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

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

COUNTY OF \_\_\_\_\_

§  
§  
§

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 16<sup>th</sup> day of March ~~2019~~ 2025.

Notary Public Seal

(seal)



\_\_\_\_\_  
Notary Public Signature

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

Parcel 1 of Land Partition 28-03, being a replat of Parcel A of “Minor Partition 80-125” and “Property Line Adjustment 8-04”, situated in the SE1/4 of Section 34, Section 35 & 36, Township 40 South, Range 12 E.W.M., and Section 2 and the NE1/4 Section 3, Township 41 South, Range 12 E.W.M., Klamath County, Oregon.

Property ID: 890583  
Map Tax Lot: 4112-00300-00101

Property ID: 595500  
Map Tax Lot: 4112-00000-00600

Property ID: 714748  
Map Tax Lot: 4112-00000-00600

Property ID: 628529  
Map Tax Lot: 4012-00000-07100

Property ID: 628501  
Map Tax Lot: 4012-03400-00600