

2007-012034

Klamath County, Oregon



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07/05/2007 12:02:32 PM

Fee: \$56.00

EXHIBIT B

After Recording Return To:
Michael Ratliff
905 Main Street, Ste 200
Klamath Falls, OR 97601

Owner/Grantor
Juanita S. Goode
6422 Hilyard
Klamath Falls, OR 97603

Owner/Grantor
Ewauna Park, LLC
c/o Keith D. Goode
7250 Sweet-Ola Highway
Sweet, ID 83617

Optionee/Grantee
Odem Meadows, LLC
c/o William Corey Howard
265 Timber Creek Dr., S.
Sisters, OR 97759

Send Tax Statements To:
Juanita S. Goode
6422 Hilyard
Klamath Falls, OR 97603

**MEMORANDUM OF OPTION AGREEMENT
AND AGREEMENT OF PURCHASE AND SALE**

This Option Agreement and Agreement of Purchase and Sale is made and entered into by and between JUANITA S. GOODE and EWAUNA PARK, LLC., as Owner, and ODEM MEADOWS, LLC., as Optionee, on the 25 day of May, 2007.

Owner grants to Optionee the sole and exclusive option to purchase the following-described real property situated in the County of Klamath, State of Oregon:

Real Property Tax ID No.: R579591
Tax Map No.: 3909-01600-00200-000
Klamath County, Oregon

The Effective Date of this agreement is the 25 day of May, 2007, and said option shall expire at 12:00 midnight one hundred and twenty (120) days thereafter, which is the 22nd day of Sept., 2007, and this memorandum will automatically terminate on that date, and Owner shall not have to seek a release or quitclaim deed from Optionee.

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MEMORANDUM OF OPTION AGREEMENT AND AGREEMENT OF PURCHASE
AND SALE – Page 1

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This option and agreement is subject to the terms, conditions, and restrictions contained in that certain unrecorded Option Agreement and Agreement of Purchase and Sale between Owner and Optionee dated the 25th day of May, 2007.

OWNER:

Juanita S. Goode
Juanita S. Goode
EWAUNA PARK, LLC

By: _____
Eileen M. Gibbons

By: _____
Terry L. Schafer

By: _____
Keith D. Goode

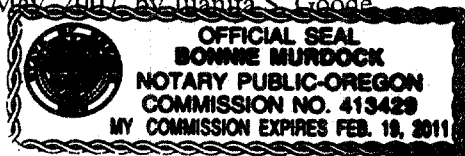
OPTIONEE

ODEM MEADOWS, LLC

By: [Signature] *member*

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 24 day of May, 2007, by Juanita S. Goode



[Signature]
NOTARY PUBLIC FOR OREGON
My Commission expires: 2-19-2011

STATE OF CALIFORNIA; County of _____) ss.

On the _____ before me, _____,
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"
personally appeared Eileen M. Gibbons,
NAME(S) OF SIGNER(S)

☐ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

SIGNATURE OF NOTARY

STATE OF OHIO; County of _____) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this _____ day
of May, 2007, by Terry L. Schafer

NOTARY PUBLIC FOR OHIO
My Commission expires:

STATE OF IDAHO, County of _____) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this _____ day
of May, 2007, by Keith D. Goode.

NOTARY PUBLIC FOR IDAHO
My Commission expires:

STATE OF OREGON; County of _____) ss.

THIS INSTRUMENT WAS ACKNOWLEDGE BEFORE ME this 25 day of
May, 2007, by Corey Howard as Member of
Odem Meadows, LLC.



Kay Heath

NOTARY PUBLIC FOR OREGON
My Commission expires: 10-27-2010

This option and agreement is subject to the terms, conditions, and restrictions contained in that certain unrecorded Option Agreement and Agreement of Purchase and Sale between Owner and Optionee dated the 25 day of May, 2007.

OWNER:

OPTIONEE

ODEM MEADOWS, LLC

Juanita S. Goode

By: _____

EWAUNA PARK, LLC

By: Eileen M. Gibbons 17 May 07
Eileen M. Gibbons

By: _____
Terry L. Schafer

By: _____
Keith D. Goode

STATE OF OREGON; County of Klamath) ss.

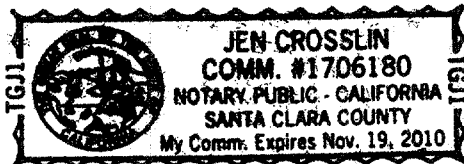
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this _____ day of May, 2007, by Juanita S. Goode.

NOTARY PUBLIC FOR OREGON
My Commission expires:

STATE OF CALIFORNIA; County of SANTA CLARA) ss.

On the MAY 17, 2007 before me, Jen Crosslin, Notary Public
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"
personally appeared Eileen M. Gibbons,
NAME(S) OF SIGNER(S)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

SIGNATURE OF NOTARY

This option and agreement is subject to the terms, conditions, and restrictions contained in that certain unrecorded Option Agreement and Agreement of Purchase and Sale between Owner and Optionee dated the 25 day of May, 2007.

OWNER:

OPTIONEE

ODEM MEADOWS, LLC

Juanita S. Goode

By: _____

EWAUNA PARK, LLC

By: _____

Eileen M. Gibbons

By: _____

Terry L. Schafer

By: _____

Keith D. Goode

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this _____ day of May, 2007, by Juanita S. Goode.

NOTARY PUBLIC FOR OREGON
My Commission expires:

STATE OF CALIFORNIA; County of _____) ss.

On the _____ before me, _____
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"
personally appeared Eileen M. Gibbons.
NAME(S) OF SIGNER(S)

☐ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

SIGNATURE OF NOTARY

MEMORANDUM OF OPTION AGREEMENT AND AGREEMENT OF PURCHASE
AND SALE - Page 2

kb:C:\Documents and Settings\Terry & Carolyn\Local Settings\Temporary Internet Files\Content.IE5\UXMZSBEV\Option[1].mem.doc

STATE OF OHIO; County of Washington) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 25th day
of MAY, 2007, by Terry L. Schafer
BARBARA L. CHUTES, Notary Public
In and For The State of Ohio
My Commission Expires September 5, 2011



Barbara L. Chutes
NOTARY PUBLIC FOR OHIO
My Commission expires: 9-5-2011

STATE OF IDAHO, County of _____) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this _____ day
of May, 2007, by Keith D. Goode.

NOTARY PUBLIC FOR IDAHO
My Commission expires:

STATE OF OREGON; County of _____) ss.

THIS INSTRUMENT WAS ACKNOWLEDGE BEFORE ME this _____ day of
May, 2007, by _____ as _____ of
Odem Meadows, LLC.

NOTARY PUBLIC FOR OREGON
My Commission expires:

This option and agreement is subject to the terms, conditions, and restrictions contained in that certain unrecorded Option Agreement and Agreement of Purchase and Sale between Owner and Optionee dated the 25 day of May, 2007.

OWNER:

OPTIONEE

ODEM MEADOWS, LLC

Juanita S. Goode

By: _____

EWAUNA PARK, LLC

By: _____
Eileen M. Gibbons

By: _____
Terry L. Schafer

By: Keith D. Goode
Keith D. Goode

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this _____ day of May, 2007, by Juanita S. Goode.

NOTARY PUBLIC FOR OREGON
My Commission expires:

STATE OF CALIFORNIA; County of _____) ss.

On the _____ before me, _____
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"
personally appeared Eileen M. Gibbons,
NAME(S) OF SIGNER(S)

☐ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

SIGNATURE OF NOTARY

STATE OF OHIO; County of _____) ss.

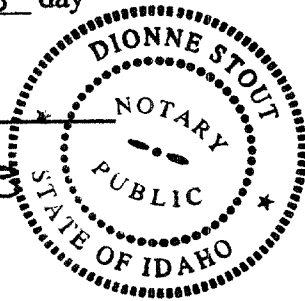
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this _____ day
of May, 2007, by Terry L. Schafer

NOTARY PUBLIC FOR OHIO
My Commission expires:

STATE OF IDAHO, County of Gem) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 28th day
of ~~May~~, 2007, by Keith D. Goode.
June

Dionne Stout
NOTARY PUBLIC FOR IDAHO
My Commission expires: 5-29-08



STATE OF OREGON; County of _____) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this _____ day
of May, 2007, by _____ as _____ of
Odem Meadows, LLC.

NOTARY PUBLIC FOR OREGON
My Commission expires: