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MTC/463/8AM

fter recording return to:

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2870 Nansen Dr Medford OR 97504

2016-013577

Klamath County, Oregon

12/21/2016 09:25:01 AM

Fee: \$67.00

EXHIBIT B

(Memorandum of Agreement)

MEMORANDUM OF REAL ESTATE PURCHASE AND SALE AGREEMENT ("Agreement")

A. The date of the Agreement is 2016.

B. The names and addresses of the parties to the Agreement:

Seller: PINECONE, LLC, an Oregon limited liability company

PO BOX 257

Klamath Falls, OR 97601

AND:

Thomas M. Shaw Robert J. Shaw Kathleen M. Halvorsen PO BOX 257 Klamath Falls, OR 97601

Buyer: KLAMATH FALLS HOLDINGS, LLC, an Oregon limited liability company 2870 Nansen Drive Medford, OR 97504

C. The legal description of the real property subject to the Agreement:

Lots 7, 8, 10, and 14, Tract 1430 – TIMBERMILL SHORES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and;

Parcel 2 of Land Partition 62-04, Klamath Falls, Klamath County, Oregon, being a portion of Lots 2, 3, 4, 5, 6, 7, and 8 of Block 92, Klamath Addition to the City of Klamath Falls

- D. Unless amended in writing, the last day to close the transaction pursuant to the Agreement is March 15, 2018, on which date this Memorandum shall automatically expire. Purchaser and Sellers shall promptly take such steps as are necessary to remove the encumbrance created by this Memorandum upon closing or termination of the Agreement.
- E. The true and actual consideration for this Agreement includes cash and other good and valuable consideration.

PURCHASE AND SALE AGREEMENT Timber Mill Shores Page 13 of 26 AMERITITLE, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

CHADTON

PURCHASER:	SELLER:
KLAMATH FALLS HOLDINGS, LLC	PINECONE, LLC
Georgia Bunn, Manager	BYRDOA J. STAVIS Member
Date:	Date: 13/15/19
	THOMAS M. SHAW
	- Dan m 8h-
-	DATE: 12-15-16
	
	ROBERT J SHAW
	DATE: 181514
	KATHLEEN M. HALVORSEN
	Gathleen M. Walverser
1 4	Hathleen M. Walvarser DATE: 12-15-16

Notary page follows

PURCHASE AND SALE AGREEMENT Timber Mill Shores Page 14 of 26

STATE OF JACKSON)		
COUNTY OF OREGON)	, 2016	
FALLS HOLDINGS, LLC, AN OR to be the person whose name is su		
	Notary Public for the State of Oregon My Commission Expires:	
STATE OF KLAMATH)) ss. COUNTY OF OREGON)	Dec 15, 2016	
On this day of 2016, before me, the undersigned Notary Public in and for said State, personally appeared 2004 Company, a Member of the PINECONE, LLC, AN OREGON LIMITED LIABILITY COMPANY, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that said instrument was signed and sealed on behalf of said company by authority of its Members, and he acknowledged said instrument to be its voluntary act and deed.		
OFFICIAL STAMP HEATHER ANNE SCIURBA NOTARY PUBLIC- OREGON COMMISSION NO. 923466 MY COMMISSION EXPIRES JANUARY 09, 2018	Notary Public for the State of Oregon My Commission Expires:	

STATE OF KLAMATH)) ss. COUNTY OF OREGON)	Dec-15,2016
Public in and for said State, personal to be the person whose name is su instrument to be his voluntary act an	, 2016, before me, the undersigned Notary ly appeared THOMAS M. SHAW, known or identified to me ubscribed to the within instrument, and acknowledged said d deed.
OFFICIAL STAMP HEATHER ANNE SCIURBA NOTARY PUBLIC- OREGON COMMISSION NO. 923466 MY COMMISSION EXPIRES JANUARY 09, 2018	Notary Public for the State of Oregon My Commission Expires:
STATE OF KLAMATH)) ss. COUNTY OF OREGON)	JCC 15, 2016
On this day of Public in and for said State, persona to be the person whose name is suinstrument to be his voluntary act and	lly appeared ROBERT J. SHAW, known or identified to me abscribed to the within instrument, and acknowledged said
OFFICIAL STAMP HEATHER ANNE SCIURBA NOTARY PUBLIC- OREGON COMMISSION NO. 923466 MY COMMISSION EXPIRES JANUARY 09, 2018	Notary Public for the State of Oregon My Commission Expires: 208
STATE OF KLAMATH)) ss. COUNTY OF OREGON)	Dec 15, 2016
On this day of d	
OFFICIAL STAMP HEATHER ANNE SCIURBA NOTARY PUBLIC- OREGON COMMISSION NO. 923466 NY COMMISSION EXPIRES JANUARY 09, 2018	Notary Public for the State of Oregon My Commission Expires: 2018

PURCHASE AND SALE AGREEMENT Timber Mill Shores Page 16 of 26

PURCHASER:

KLAMATH FALLS HOLDINGS, LLC

Georgia Bunn, Manager

Date: Nec. 15, 2016

SELLER:

PINECONE, LLC

Byldood Cerulia Memoer

Date: 15114

THOMAS M. SHAW

DATE: 12-15-16

ROBERT J SHAW

DATE: 181514

KATHLEEN M. HALVORSEN

DATE: 12-15-11

Notary page follows

PURCHASE AND SALE AGREEMENT Timber Mill Shores Page 14 of 26

STATE OF JACKSON) ss.	O	
COUNTY OF OREGON)	December 15 2016	
Public in and for said State, person FALLS HOLDINGS, LLC, AN OR to be the person whose name is sub-	ponally appeared GEORGIA BUNN, Manager of KLAMATH EGON LIMITED LIABILITY COMPANY, known or identified to me escribed to the within instrument, and acknowledged to me that led on behalf of said company by authority of its Members, and to be its voluntary act and deed.	
OFFICIAL STAMP SUSAN E PIERSON NOTARY PUBLIC - OREGON COMMISSION NO. 938459 COMMISSION EXPIRES APRIL 28, 2019	Notary Public for the State of Oregon My Commission Expires: 4282019	
STATE OF KLAMATH)) ss. COUNTY OF OREGON)	DC 15_,2016	
On this day of 2016, before me, the undersigned Notary Public in and for said State, personally appeared 2004 Company, a Member of the PINECONE, LLC, AN OREGON LIMITED LIABILITY COMPANY, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that said instrument was signed and sealed on behalf of said company by authority of its Members, and he acknowledged said instrument to be its voluntary act and deed.		
OFFICIAL STAMP HEATHER ANNÉ SCIURBA NOTARY PUBLIC- OREGON COMMISSION NO. 923466 MY COMMISSION EXPIRES JANUARY 09, 2018	Notary Public for the State of Oregon My Commission Expires:	