

After recording return to:

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 Dec. 15, 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.

LOTANTS.

PURCHASER:

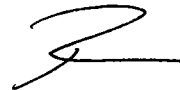
KLAMATH FALLS HOLDINGS, LLC

Georgia Bunn, Manager

Date: _____


SELLER:

PINECONE, LLC


By Robert J. Shaw Member

Date: 12/15/14

THOMAS M. SHAW



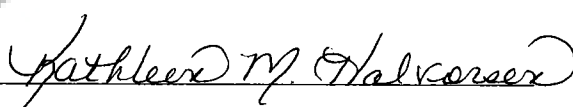
DATE: 12-15-16

ROBERT J SHAW



DATE: 12/15/14

KATHLEEN M. HALVORSEN



DATE: 12-15-16

Notary page follows

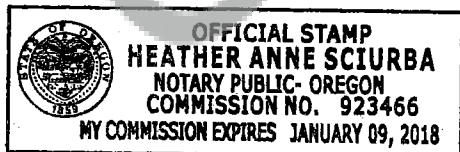
STATE OF JACKSON)
) ss.
COUNTY OF OREGON) _____, 2016

On this _____ day of _____, 2016, before me, the undersigned Notary Public in and for said State, personally appeared GEORGIA BUNN, Manager of KLAMATH FALLS HOLDINGS, 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 She acknowledged said instrument to be its voluntary act and deed.

Notary Public for the State of Oregon
My Commission Expires: _____

STATE OF KLAMATH)
) ss.
COUNTY OF OREGON) Dec 15, 2016

On this 15 day of Dec, 2016, before me, the undersigned Notary Public in and for said State, personally appeared ROBERT J. SNOW, 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.



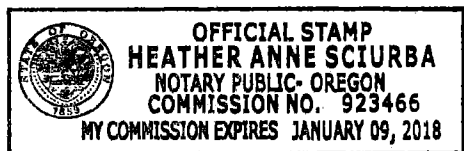
Heather Anne Sciorba

Notary Public for the State of Oregon
My Commission Expires: Jan 9 2018

STATE OF KLAMATH)
) ss.
COUNTY OF OREGON)

Dec 15, 2016

On this 15 day of Dec, 2016, before me, the undersigned Notary Public in and for said State, personally appeared THOMAS M. SHAW, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged said instrument to be his voluntary act and deed.



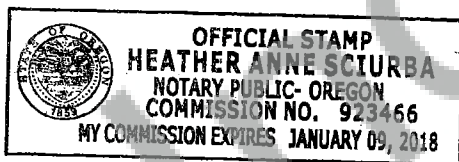
Handwritten signature of Heather Anne Sciorba

Notary Public for the State of Oregon
My Commission Expires: Jan 9 2018

STATE OF KLAMATH)
) ss.
COUNTY OF OREGON)

Dec 15, 2016

On this 15 day of Dec, 2016, before me, the undersigned Notary Public in and for said State, personally appeared ROBERT J. SHAW, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged said instrument to be his voluntary act and deed.



Handwritten signature of Heather Anne Sciorba

Notary Public for the State of Oregon
My Commission Expires: Jan 9 2018

STATE OF KLAMATH)
) ss.
COUNTY OF OREGON)

Dec 15, 2016

On this 15th day of Dec, 2016, before me, the undersigned Notary Public in and for said State, personally appeared KATHLEEN M. HALVORSEN, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged said instrument to be her voluntary act and deed.



Handwritten signature of Heather Anne Sciorba

Notary Public for the State of Oregon
My Commission Expires: Jan 9 2018

PURCHASER:

KLAMATH FALLS HOLDINGS, LLC

G. Bunn
Georgia Bunn, Manager

Date: Dec. 15, 2016

SELLER:

PINECONE, LLC

R
By ~~Robert J Shaw~~ Member

Date: 12/15/16

THOMAS M. SHAW

Thomas M. Shaw

DATE: 12-15-16

ROBERT J SHAW

R

DATE: 12/15/16

KATHLEEN M. HALVORSEN

Kathleen M. Halvorsen

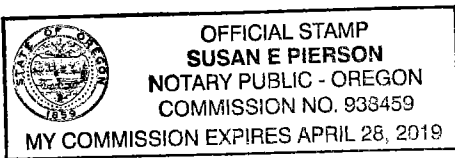
DATE: 12-15-16

Notary page follows

STATE OF JACKSON)
) ss.
COUNTY OF OREGON)

December 15 2016

On this 15 day of December, 2016, before me, the undersigned Notary Public in and for said State, personally appeared GEORGIA BUNN, Manager of KLAMATH FALLS HOLDINGS, 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 She acknowledged said instrument to be its voluntary act and deed.



Susan E Pierson
Notary Public for the State of Oregon
My Commission Expires: 4/28/2019

STATE OF KLAMATH)
) ss.
COUNTY OF OREGON)

Dec 15, 2016

On this 15 day of Dec, 2016, before me, the undersigned Notary Public in and for said State, personally appeared Robert C Straw, 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.



Heather Anne Sciorba
Notary Public for the State of Oregon
My Commission Expires: Jan 9 2018