

2019-000479

Klamath County, Oregon

01/16/2019 02:29:01 PM

Fee: \$102.00

AFTER RECORDING RETURN TO:
 David P. Weiner, Esq.
 1515 SW Fifth Ave., Suite 600
 Portland, OR 97201

MEMORANDUM OF TENANCY IN COMMON AGREEMENT

This Memorandum of Tenancy In Common Agreement is recorded by **Red Knight, LLC**, an Oregon limited liability company, **Kfalls Center LLC**, an Oregon limited liability company, **L-39, LLC**, an Oregon limited liability company, and **DKM2, LLC**, an Oregon limited liability company (collectively the "Co-Owners").

The Co-Owners have signed a Tenancy-In-Common Agreement (the "TIC Agreement") respecting their ownership as tenants-in-common of the real property described on attached Exhibit "A" (the "Property"). The TIC Agreement includes, among other things, a waiver of the right to partition the Property and restrictions on the transfer of the Property or interests therein.

Further information about the TIC Agreement can be obtained from the Co-Owners at:

Red Knight, LLC
 PO Box 1800
 Corvallis, OR 97339

L-39, LLC
 PO Box 1800
 Corvallis, OR 97339

Kfalls Center LLC
 PO Box 1800
 Corvallis, OR 97339

DKM2, LLC
 PO Box 1800
 Corvallis, OR 97339

RED KNIGHT, LLC,
 an Oregon limited liability company
 40%

By: Richard A Carone

Title: Authorized Member

RICHARD A CARONE

L-39, LLC,
 an Oregon limited liability company
 12%

By: Matthew G Dickerhoof

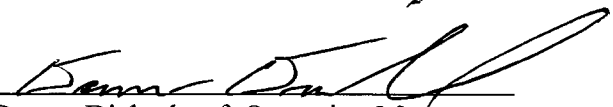
Matthew G. Dickerhoof, Sole Member

KFALLS CENTER LLC,
an Oregon limited liability company
40%

By: Ben Wahlstrom Revocable Trust,
Sole Member

By: 
Ben Wahlstrom, Trustee

DKM2, LLC,
an Oregon limited liability company
8%

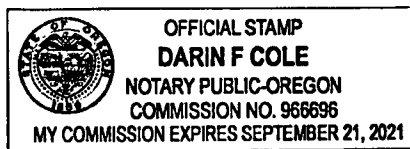
By: 
Darren Dickerhoof, Operating Manager

[Notary acknowledgements appear on following page(s)]

STATE OF OREGON)
) ss.
County of Benton)

I certify that Richard A. Carro appeared personally before me and that I know or have satisfactory evidence that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as an **Authorized Member of Red Knight, LLC**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 15 day of January, 2019.

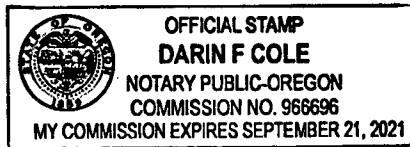


Darin F. Cole
Notary Public for Oregon
My Commission Expires: September 21, 2021

STATE OF OREGON)
) ss.
County of Benton)

I certify that **Ben Wahlstrom** appeared personally before me and that I know or have satisfactory evidence that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as **Trustee of the Ben Wahlstrom Revocable Trust, the Sole Member of Kfalls Center LLC**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 15 day of January, 2019.

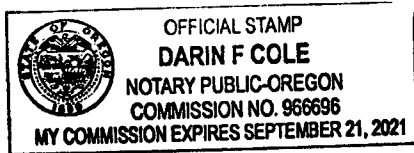


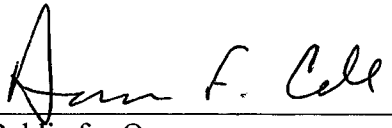
Darin F. Cole
Notary Public for Oregon
My Commission Expires: September 21, 2021

STATE OF OREGON)
) ss.
County of Benton)

I certify that **Matthew G. Dickerhoof** appeared personally before me and that I know or have satisfactory evidence that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as an **Sole Member of L-39, LLC**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 15 day of January, 2019.



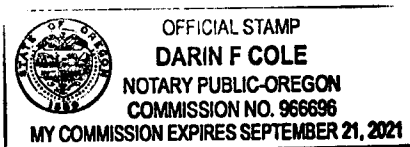



Notary Public for Oregon
My Commission Expires: September 21, 2021

STATE OF OREGON)
) ss.
County of Benton)

I certify that **Darren Dickerhoof** appeared personally before me and that I know or have satisfactory evidence that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as an **Operating Manager of DKM2, LLC, LLC**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 15 day of January, 2019.





Notary Public for Oregon
My Commission Expires: September 21, 2021

EXHIBIT "A"

Legal Description

Real property in the County of Klamath, State of Oregon, described as follows:

PARCEL 1 OF LAND PARTITION NO. 48-05, A REPLAT OF A PORTION OF LOTS 35 AND 44 OF ENTERPRISE TRACTS LOCATED IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

LESS AND EXCEPT THAT PORTION DEEDED TO THE CITY OF KLAMATH FALLS AND ITS SUCCESSORS AND ASSIGNS ON JULY 15, 2008 IN 2008-10156, RECORDS OF KLAMATH COUNTY, OREGON.

(EASEMENT PARCEL)

TOGETHER WITH RECIPROCAL EASEMENT AND MAINTENANCE AGREEMENT AS DISCLOSED BY DOCUMENT RECORDED DECEMBER 8, 1995 IN VOLUME M95 PAGE 33582, RECORDS OF KLAMATH COUNTY, OREGON.

ALSO TOGETHER WITH NONEXCLUSIVE EASEMENTS FOR COMMON PARKING AND REASONABLE PEDESTRIAN AND VEHICULAR ACCESS, INGRESS AND EGRESS OVER ALL PAVED DRIVEWAYS, ROADWAYS AND WALKWAYS AS PRESENTLY OR HEREAFTER CONSTRUCTED AND CONSTITUTING A PART OF THE COMMON AREA, AND FOR MAINTENANCE AS GRANTED IN DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED DECEMBER 21, 2005 AS DOCUMENT M05 71541, RECORDS OF KLAMATH COUNTY, OREGON.