

To All to whom these presents shall come

J, Charles Cho Chiu Sir, M. A. (Cantab),

Notary Public,

duly Admitted, Authorised and Sworn, Practising at Victoria in the Colony of Hong

Kong do hereby Certify that appearing before me this 21st day of January,

1976 Mr Clement K.H. Lee who did subscribe his name to the Contract hereunto

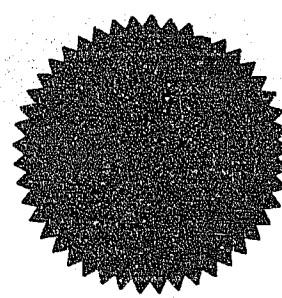
annexed and I HEREBY CERTIFY that the signature "Clement K.H. Lee" is of

the proper handwriting of the said Clement K.H. Lee. ----

In Testimony whereof I have hereunto subscribed my name and affixed my Seal of Office this 21st day of January in the year of our Lord One thousand nine hundred and seventy-six. ----

Notary Public, HONG KONG.

Ref. No. S/51-791 B. No.



IMPORTANT NOTICE: Debits by listing out, with the phrase and whichever warranty (A) or (B) is not applicable, should be deleted; see Oregon Revised Statutes, Section 92.020. (Notarial acknowledgment on reverse).



Corporate seal of M. R. & Associates Ltd., President, with handwritten signatures and dates.

RECTIFIED CONTRACT

THIS CONTRACT, Made this 27th day of August, 1975, between M. R. & Associates Ltd., 4-D MILTON MANSION, 36, NATHAN ROAD, HONG KONG, hereinafter called the seller, and Clement K. H. Lee, HANG SENG BANK BUILDING, 9TH FLOOR, #11, DES VOEUX ROAD, HONG KONG, hereinafter called the buyer,

WITNESSETH: That in consideration of the mutual covenants and agreements herein contained, the seller agrees to sell unto the buyer and the buyer agrees to purchase from the seller all of the following described lands and premises situated in Klamath County, State of Oregon, to-wit:

- SECTION 34: 1/2 SW1/4, SE1/4 SW1/4, 1/2 NE1/4 SW1/4, 1/2 NE1/4 SW1/4
SECTION 3: 1/2, SE1/4, 1/2 SW1/4, 1/2 NW1/4 SW1/4
SECTION 10: NE1/4, 1/2 of E1/2 NW1/4, 1/2 of SE1/4, SW1/4 of SE1/4, 1/2 SE1/4 SE1/4
SECTION 2: SW1/4, 1/2 SW1/4 NW1/4
1250 ACRES MORE OR LESS

THIS CONVEYANCE IS MADE SUBJECT TO RESERVATIONS AND RESTRICTIONS OF RECORD, EASEMENTS AND RIGHT OF WAY OF RECORD, AND THOSE APPARENT ON THE LAND.

PURCHASED FOR THE PURPOSE OF RANCHING. for the sum of SEVEN HUNDRED NINETY ONE THOUSAND AND NO/100 Dollars (\$791,000.00) (hereinafter called the purchase price), on account of which SIX HUNDRED THIRTY THREE THOUSAND AND NO/100 Dollars (\$633,000.00) is paid on the execution hereof (the receipt of which is hereby acknowledged by the seller); the buyer agrees to pay the remainder of said purchase price (to-wit: \$158,000.00) to the order of the seller in monthly payments of not less than \$20,321.04 M.S. ANNUALLY. DOLLARS (\$XXXXXXXXXX) each, AMORTIZED OVER EIGHT (8) YEARS @ 12% INTEREST, STARTING MAY 1, 1976. ALL PAYABLE BY MAY 1, 1983.

The buyer warrants to the seller that the real property described in this contract is (A) primarily for buyer's personal, family, household or agricultural purposes, (B) ...

The buyer shall be entitled to possession of said lands on MAY 1, 1976, and may retain such possession so long as he is not in default under the terms of this contract. The buyer agrees that at all times he will keep the buildings on said premises, now or hereafter erected, in good condition and repair and will not suffer or permit any waste or strip thereof that he will keep said premises free from mechanic's liens, in good condition and repair and will not suffer or permit any waste or strip thereof that he will keep said premises free from mechanic's liens, in good condition and repair and will not suffer or permit any waste or strip thereof that he will keep said premises free from mechanic's liens...

The seller agrees that at his expense and within 45 days from the date hereof, he will furnish unto buyer a title insurance policy insuring (in an amount equal to said purchase price) marketable title in and to said premises in the seller on or subsequent to the date of this agreement, he will deliver a good and sufficient deed conveying said premises in fee simple unto the buyer, his heirs and assigns, free and clear of encumbrances as of the date hereof and free and clear of all encumbrances since said date placed, permitted or arising by, through or under seller, excepting, however, the said easements and restrictions and the taxes, municipal liens, water rents and public charges so assumed by the buyer and further excepting all liens and encumbrances created by the buyer or his assigns.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$791,000.00

IN WITNESS WHEREOF, said parties have executed this instrument in duplicate, if either of the undersigned is a corporation, it has caused its corporate name to be signed and its corporate seal affixed hereto by its officers duly authorized thereunto by order of its board of directors.

M. R. & Associates Ltd., PETER J. REMEDIOS, CLEMENT K. H. LEE

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TO 447 C
(Individual)

(TI)

STATE OF CALIFORNIA
COUNTY OF Ventura ss.

On January 7, 1976 before me, the undersigned, a Notary Public in and for said State, personally appeared John J. Remick

known to me to be the person John whose name John subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.
Signature Pauline S. Bacon
Pauline S. Bacon
Name (Typed or Printed)

(This area for official notarial seal)

CONTRACT
(FORM No. 706)
STEVENS-NEES LAW PUB. CO., PORTLAND, ORE.

BETWEEN
M. R. & ASSOCIATES, LTD.
Address
CLEMENT LEE KAMP HUNG
Address
Dated , 19
Lot Block
Addition

STATE OF OREGON
County of CLATSOP ss.
I certify that the within instrument was received for record on the 19th day of FEBRUARY, 19 76, at 4:42 o'clock P. M., and recorded in book M. 76 on page 322 or as filing fee number 10404, Record of Deeds of said County.

Witness my hand and seal of County affixed.
Wm. D. Milne
COUNTY CLERK
By Pauline S. Bacon Deputy
FEE \$ 17.00 AFTER RECORDING RETURN TO
MR. CLEMENT LEE KAMP HUNG
C/O A ONE INVESTMENT COMPANY
41 D'AGUILAR STREET
2ND FLOOR
HONG KONG
Rec'd and Mailed in 296 1/2 1/76

STATE OF OREGON, }
County of } ss.
Personally appeared the above named , 19
 and acknowledged the foregoing instrument to be voluntary act and deed.
Before me:

Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of } ss.
Personally appeared and who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of , a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.
Before me:

Notary Public for Oregon
My commission expires:

NOTE: The sentence between the symbols (a) and (b) is not applicable to the purchase of a...
M. COLITTI, PRESIDENT
PURCHASE ELECTRONICS INC.
... in duplicate; if either of the un-
... and its corporate seal affixed hereto
... person; that if the contest so requires, the singu-
... responsible as plaintiff's attorney fees on such
... (indicate which) (a) (b) However, the actual consid-
... of any provision hereof shall in no way affect
... all the improvements and appurtenances
... immediately, or at any time thereafter, to
... of compensation for money and in cash
... and delivery without any and
... in whole and in any part to the
... the buyer shall fail to make the
... by the buyer or his assigns.
... and clear of all taxes, municipal
... sufficient to pay the balance of
... To the date of this agreement
... a title insurance policy in
... and then to the buyer as
... buyer shall fail to pay any
... covered) in an amount
... buyer's expense, he will
... the terms which he will
... possession of long as
... purpose.