

C O N T R A C T

THIS AGREEMENT, made and entered into as of this 23rd day of April, 1984 by and between KLAMATH COUNTY, a public corporation of the State of Oregon, hereinafter called SELLER, and Port Kendall Inc, An Oregon Corporation hereinafter called PURCHASER,  
6253 Hollywood Blvd Suite # 614  
Los Angeles, Calif 90028

W I T N E S S E T H

1. SELLER agrees to sell to PURCHASER for the price and on the terms and conditions set forth below, that certain real property and all improvements, situated in Klamath County, State of Oregon, described as follows:

Sec 3 Twp 37 Rge 14.0  
Por Lts 1 & 2 Bly Not Platted  
Code 58 3714-311 TL 2300

Subject to all encumbrances, restrictions, reservations and rights-of-way of record and those apparent upon the land

2. BUYER agrees to pay the sum of One thousand sixty dollars and no/100 (\$1,060.00) lawful money of the United States of America, said sum to be paid in the following manner:

THE SUM OF \$ 265.00 upon the execution of this agreement, the receipt of which is hereby acknowledged, the remainder to be paid in three equal annual installments; the first of said payments to be paid on or before April 23, 1985 and a like amount to be paid on or before April 23, 1986 and April 23, 1987, DEFERRED PAYMENTS TO BEAR INTEREST AT THE RATE OF 3 % per annum from date of sale, payable with regular installment payments.

TAXES and LIENS PURCHASER agrees to pay when due all taxes and assessments which are hereafter levied against the property and to keep the property free from all public, municipal and statutory liens which may be thereafter lawfully imposed upon the premises.

POSSESSION PURCHASER shall be entitled to possession of the property from and after the date of this agreement.

MAINTENANCE AND INSURANCE Commencing with the possession date and thereafter and at all times under this contract, PURCHASER shall with respect to the property do the following:

(a) Keep all buildings and other improvements now existing or which shall hereafter be placed on the property in good condition and repair;

(b) Promptly comply with all the laws, ordinances, regulations, directions, rules and regulations of governmental agencies, authorities applicable to the use or occupancy of the property and in this connection, promptly make all the required repairs, alterations, and additions;

(c) PURCHASER shall keep all improvements then existing or which shall thereafter be placed on the property insured against fire and other casualties covered by a standard policy of fire insurance with extended coverage endorsements. The policy shall be written to the full replacement value with loss payable to SELLER and PURCHASER as their respective interests may appear, and certificates evidencing the policy shall be delivered to SELLER and shall contain a stipulation providing that coverage will not be cancelled or diminished without a minimum of ten (10) days written notice to SELLER. In the event of a loss,

PURCHASER shall give immediate notice to SELLER. SELLER may make proof of loss if PURCHASER fails to do so within fifteen (15) days of the casualty.

INDEMNIFICATION AND LIABILITY INSURANCE PURCHASER shall indemnify and defend SELLER from any claim, loss or liability arising out of or related to any activity of PURCHASER on the property or any condition of the property.

DEFAULT Time is of the essence of this contract. A default shall occur if:

(a) PURCHASER fails to make any payment within ten (10) days after it is due;

(b) PURCHASER fails to perform any other obligation imposed by this contract and does not correct or commence correction of such failure within thirty (30) days after receipt of written notice from SELLER specifying the manner in which PURCHASER is in default; or

(c) PURCHASER becomes insolvent, a receiver is appointed to take possession of all or a substantial part of PURCHASER'S properties, PURCHASER makes an assignment for the benefit of creditors or files a voluntary petition in bankruptcy, or PURCHASER is the subject to an involuntary petition in bankruptcy, or PURCHASER is the subject of an involuntary petition in bankruptcy which is not dismissed within ninety (90) days. If PURCHASER consists of more than one person or entity, the occurrence of any of these events as to any one such person or entity shall constitute a default hereunder;

In the event of a default, SELLER may take any one or more of the following steps:

- (a) Declare the entire balance of the purchase price and interest immediately due and payable;
- (b) Foreclose this contract by suit in equity;
- (c) Specifically enforce the terms of this contract by suit in equity;
- (d) Declare this contract null and void as of the date of the breach and retain as liquidated damages the amount of the payments previously made hereunder. In such event, all of the right, title and interest of PURCHASER to the property shall revert and be vested in SELLER without any act of reentry or without any other act by SELLER to be performed, and PURCHASER agrees to peaceably surrender the property to the SELLER. Should PURCHASER fail to so surrender the property, SELLER may, at his option, treat PURCHASER as a tenant holding over unlawfully after the expiration of a lease and PURCHASER may be ousted and removed as such.

The remedies provided above shall be nonexclusive and in addition to any other remedies provided by law.

REPRESENTATIONS AND CONDITION OF PROPERTY. PURCHASER accepts the land, buildings, improvements and all other aspects of the property in their present condition, as is, including latent defects, without any representations or warranties, expressed or implied, unless they are in writing signed by SELLER. PURCHASER agrees that he has ascertained, from sources other than SELLER, the applicable zoning, building, housing and other regulatory ordinances and laws and that he has purchased the property with full awareness of these ordinances and laws as they may affect the present use or any intended future use of the property, and SELLER has made no representations with respect thereto.

NOTICE Any notice under this contract shall be in writing and shall be effective when actually delivered or when deposited in the mail, addressed to the parties at the addresses stated in this contract, or such other addresses as either party may designate by written notice to the other. After \_\_\_\_\_, any notice to Purchaser should be to the following address: \_\_\_\_\_;

WAIVER Failure by Seller at any time to require performance of any provision of this contract shall not limit the right of SELLER to enforce the provision, nor shall any waiver by SELLER of any breach of any provision be a waiver of any succeeding breach of that provision or a waiver of that provision itself or any other provision;

COSTS AND ATTORNEYS FEES In the event suit or action is instituted to enforce any of the terms of this contract, the prevailing party shall be entitled to recover from the other party such sum as the Court may adjudge reasonable as attorneys fees at trial or on appeal of such suit or action, in addition to all other sums provided by law;

SUCCESSOR INTERESTS This contract shall be binding upon and inure to the benefit of the parties, their successors and assigns;

NUMBER, GENDER AND CAPTIONS As used herein, the singular shall include the plural, and the plural, the singular. The masculine and neuter shall each include the masculine, feminine and neuter, as the context requires. All captions used herein are intended solely for convenience of reference and shall in no way limit any of the provisions of this contract.

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IN WITNESS WHEREOF, the parties have caused this contract to be  
executed in duplicate as of the day and year first above written.

SELLER:

KLAMATH COUNTY OREGON

*Roger Hamilton*  
Commissioner

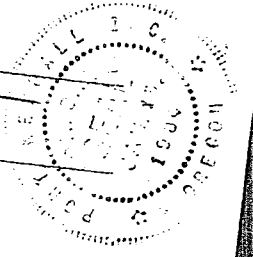
*Carroll Z. Babert*  
Commissioner

*Neil Kuonen*  
Commissioner

BUYER:

Port Kendall, Inc.

*P. Bogart*, Sec'y





State of California )  
 County of Los Angeles ) ss.

On this 11 day of May, 1984, before me personally appeared  
P. Bogart

known to me to be the person.....whose name...is/are subscribed to the within  
 instrument and acknowledged that he/she/they executed same for the purposes  
 herein contained.

In Witness Whereof, I hereunto set my hand and official seal.

Gloria Helen Mar  
 Notary Public for the  
 State of California

My commission expires: 1-24-86

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On this the 11 day of May

me, the undersigned Notary Public, in and for said County and State  
 personally appeared  
P. Bogart

ss.

19 84 before

proved to me on the basis of satisfactory evidence to be the  
 Secretary of the corporation that executed the within instrument on behalf  
 of the corporation therein named, and acknowledged to me that such  
 corporation executed the within instrument pursuant to its by-laws or a  
 resolution of its board of directors.

Signature Gloria Helen Mar

FOR NOTARY SEAL OR STAMP

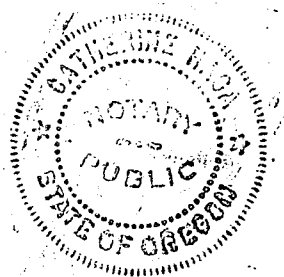


STATE OF OREGON }  
County of Klamath } ss.

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BE IT REMEMBERED THAT on this 18th day of May, 1984, before me, the undersigned, appeared Roger Hamilton Chairman of the Board, and Carroll Zon Gerbert, Nell Kuonen Commissioners, respectively, to me personally known, who being duly sworn, did say that he, the said Roger Hamilton is the duly elected, qualified and acting Chairman of the Board of County Commissioners of Klamath County, Oregon, and that they, the said Carroll Zon Gerbert, Nell Kuonen are the duly elected, qualified and acting Commissioners, respectively, of said County and State; and that the seal affixed to said instrument is that of said County and State; and said Chairman and said two Commissioners acknowledge said instrument to be the free act and deed of said County.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first in this, my certificate, written.



Catherine Haga  
NOTARY PUBLIC FOR OREGON

My Commission expires: January 16, 1987

*Let's make  
it better*

STATE OF OREGON: COUNTY OF KLAMATH:ss  
I hereby certify that the within instrument was received and filed for  
record on the 29th day of May A.D., 1984 at 2:21 o'clock P M,  
and duly recorded in Vol M84, of Deeds on page 8917.

Fee: \$ 32.00

EVELYN BIEHN, COUNTY CLERK  
by: [Signature], Deputy