

Aspen Title #01040440

MEMORANDUM OF CONTRACT OF SALE

DATED: August 19, 1993

BETWEEN: William St. Laurent and Wendy A. St. Laurent,
husband and wife, tenants by the entirety,
and doing business as St. Laurent Development
Company "Seller"

AND: Donald T. Seaman and Sherry L. Seaman,
husband and wife "Purchaser"

Pursuant to a Contract of Sale dated August 19, 1993,
Seller sold to Purchaser Seller's interest in that certain
property in Klamath County, Oregon, more particularly described
in attached Exhibit A. If not earlier paid, all amounts owed
under the Contract of Sale shall be due and payable on
August 24, 1998. The true and actual consideration for this
conveyance is \$109,500.00.

Assignment of the Contract is restricted by the terms of the
Contract.

Person or entities supplying labor or material to this site
must give notice to Seller.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE
PERSON ACQUIRING ANY INTEREST IN OR TO THE PROPERTY SHOULD CHECK
WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
APPROVED USES.

Until a change is requested, all tax statements shall be
sent to the following address:

2054 Briarwood Road
Santa Maria, CA 93455

Property Tax Account No. 476363 (Key #)

IN WITNESS WHEREOF, the parties have caused this memorandum
to be executed as of the day and ear first above written.

WILLIAM ST. LAURENT

WENDY A. ST. LAURENT

By: William St Laurent
John Stoddard
His Attorney-in-Fact

By: Wendy A St Laurent
John Stoddard
Her Attorney-in-Fact

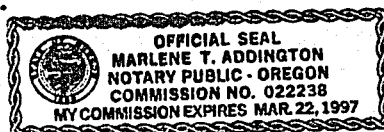
ST. LAURENT DEVELOPMENT COMPANY

By: John Stoddard
John Stoddard
"SELLER"Donald T. Seaman
Donald T. SeamanSherry W. Seaman
Sherry W. Seaman
"PURCHASER"

STATE OF OREGON)

County of Klamath) ss.
County of Jackson)

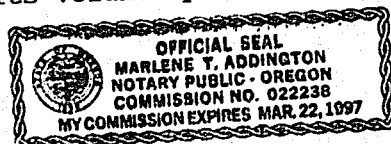
On this 24th day of August, 1993, personally appeared before me the above named William St. Laurent and Wendy A. St. Laurent by their attorney-in-fact, John Stoddard, and acknowledged the foregoing instrument to be their voluntary act and deed.


Marlene T. Addington
Notary Public for Oregon
My commission expires: 3-22-97

STATE OF OREGON)

County of Klamath) ss.
County of Jackson)

The foregoing instrument was acknowledged before me this 24th day of August, 1993, by John Stoddard, who being duly sworn, did say that he is the authorized agent of St. Laurent Development Company, and that he acknowledged said instrument to be its voluntary act and deed.

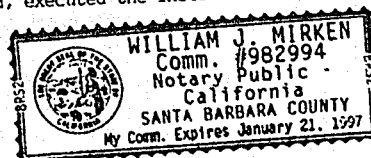

Marlene T. Addington
Notary Public for Oregon
My commission expires: 3-22-97

STATE O

County State of California)
County of Santa Barbara)Th.
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Seaman,
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On Aug. 21, 1993 before me, William J. Mirken, Notary Public, personally appeared Donald Taylor Seaman & Sherry Lynne Seaman personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

William J. Mirken
/s/


MEMORA

(seal)

EXHIBIT "A"

That certain part and parcel of Lots 7 and 8, Block 36, of the Original Town-site of Linkville (now City of Klamath Falls,) in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northerly corner of Lot 8, Block 36, in the City of Klamath Falls (formerly Town of Linkville), Oregon, from which said corner runs Southwesterly along the Northwesterly boundary of said Lot 8 of said Block 36 Sixty-seven feet and four inches to a point on the Northwesterly boundary of said Lot 7 of said Block 36; thence run Southeasterly at right angles to said Northwesterly boundary line of said Lot 7 One-hundred and Twelve (112) feet to a point; thence run Northeasterly parallel with the Northwesterly boundary line of said Lots 7 and 8, Sixty-seven feet and four inches to the Southwesterly boundary line of Fifth Street; thence Northwesterly along said boundary line of Fifth Street One-hundred and Twelve (112) feet to the place of beginning.

CODE 1.1 MAP 3809-32AC TL 2600

EXCEPTIONS:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Conditions, Restrictions, Easements and Assessments, as shown on the recorded plat of Original Town-site of Linkville.
3. Easement as disclosed by instrument:

For:

An easement up, down, over and across a certain stairway extending from the street entrance on Main Street to the second floor landing in a certain building hereafter to be erected.

Recorded in:

Book: 29
Page: 183

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 24th day of Aug. A.D., 19 93 at 3:52 o'clock P. M., and duly recorded in Vol. M93 of Deeds on Page 21274.

FEE \$40.00

Evelyn Biehn County Clerk

By Debra M. Mueland