

'96 JUL 31 AIO:14

MEMORANDUM OF LAND SALE CONTRACT

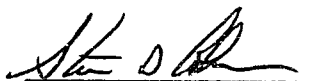
STEVEN D. COLBURN, HEREINAFTER KNOWN AS SELLER, RICK AND KAREN VAN DONK, HERINAFTER KNOWN AS BUYERS, MADE AND ENTERED INTO A CERTAIN AGREEMENT ON THE 23 DAY OF June 1996, WHEREIN AND WHEREBY SELLER AGREED TO SELL AND BUYER AGREED TO BUY THE REAL PROPERTY, DESCRIBED AS FOLLOWS:

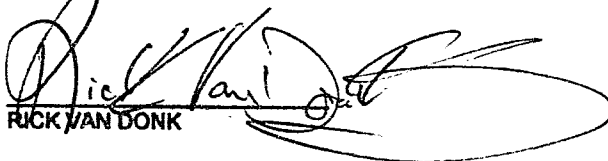
LOTS, 1, 2, 11, 12 OF BLOCK THREE NORTH CHEMULT, TOGETHER WITH VACATED ALLEY BETWEEN LOTS 2, AND 11 BLOCK THREE PER BOOK # 282 PAGE 109 KLAMATH COUNT DEED OF RECORDS. ALSO INCLUDED 1980 SKYLINE MOBILE HOME SERIAL # 0395-0757N. ALL IN KLAMATH COUNTY OREGON.

THE TERMS AND CONDITIONS OF THIS SALE ARE FULLY SET FORTH IN THE AGREEMENT AND REFERENCE THERETO IS HEREBY MADE.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$ 43,000

IN WITNESS WHEREOF, THE PARTIES HAVE EXECUTED THIS INSTRUMENT ON THIS 8 DAY OF July 1996


STEVEN D. COLBURN


RICK VAN DONK

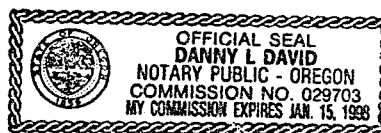

KAREN VAN DONK

STATE OF OREGON)

COUNTY OF Lane)

ON THIS THE 8th DAY OF July, 1996, BEFORE ME, THE UNDERSIGNED
 NOTARY PUBLIC, PERSONALLY APPEARED STEVEN D. COLBURN AND ACKNOWLEDGED
 THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT.

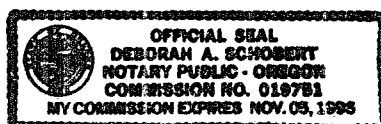
Danny L. David
 NOTARY PUBLIC FOR OREGON
 MY COMMISSION EXPIRES: 1-15-98



STATE OF OREGON)

COUNTY OF Klamath)

ON THIS THE 23 DAY OF June, 1996, BEFORE ME THE UNDERSIGNED
 NOTARY PUBLIC, PERSONALLY APPEARED RICK VAN DONK, AND ACKNOWLEDGED
 THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT.

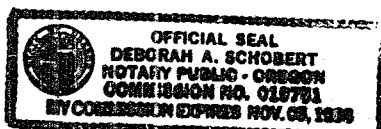


Deborah A. Schobert
 NOTARY PUBLIC FOR OREGON
 MY COMMISSION EXPIRES: 11/05/96

STATE OF OREGON)

COUNTY OF Klamath)

ON THIS THE 23 DAY OF June, 1996, BEFORE ME, THE UNDERSIGNED
 NOTARY PUBLIC, PERSONALLY APPEARED KAREN VAN DONK, AND ACKNOWLEDGED
 THE FOREGOING INSTRUMENT TO BE HER VOLUNTARY ACT.



Deborah A. Schobert
 NOTARY PUBLIC FOR OREGON
 MY COMMISSION EXPIRES: 11/05/96

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Rick Van Donk the 31st day
 of July A.D., 19 96 at 10:14 o'clock A. M., and duly recorded in Vol. M96
 of Deeds on Page 23122

FEE \$35.00

Return:

Rich Van Donk

P.O. Box 191 Chemult, Or. 97731

Bernetha G. Letsch

County Clerk

By

Kathleen Ross