

**MEMORANDUM OF LAND SALE AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS, that on November 8, 1996, KLAMATH COUNTY, A Public Corporation of the State of Oregon, as vendor and Realvest, Inc., a Nevada Corporation, as vendee(s) made and entered into a certain Land Sale Agreement wherein said vendor agreed to sell to said vendee(s) and the latter agreed to purchase from said vendor the fee simple title in and to the following described real property in Klamath County, State of Oregon, to-wit:

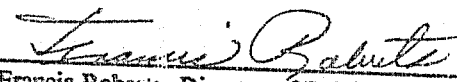
Lot 27, Block 11, Sprague River Valley Acres situated in Section 1, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO Covenants, conditions, reservations, easements, restrictions, rights, rights of way and all matters appearing of record.

The true and actual consideration of the transfer, set forth in said Land Sale Agreement is \$1,000.01, all deferred payments bear interest at the rate of 9% per annum from the date of said Land Sale Agreement until paid.

In Witness Whereof the said vendor has executed this memorandum December 10, 1996.

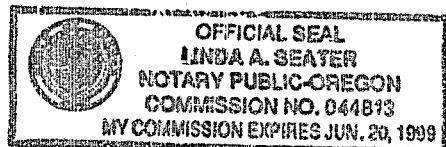
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. THE PERSON ACQUIRING FEE SIMPLE TITLE TO THE PROPERTY SHOULD CHECK WITH APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

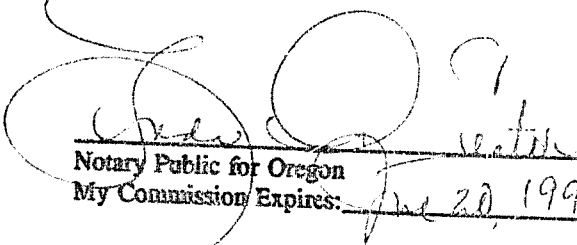
  
Francis Roberts, Director of Public Works

(STATE OF OREGON, County of Klamath) ss. December 10, 1996.

Personally appeared the above named Director of Public Works and acknowledge the foregoing instrument to be his voluntary act and deed.

(SEAL)



  
Notary Public for Oregon  
My Commission Expires: June 20, 1999

Klamath County  
403 Pine Street, Suite 300  
Klamath Falls, OR 97601  
**VENDOR NAME & ADDRESS**

Realvest, Inc.  
HC 15 Box 495 C  
Hanover, New Mexico 88041  
**VENDEE(S) NAME & ADDRESS**

**AFTER RECORDING RETURN TO:**  
Realvest, Inc.  
HC 15 Box 495 C  
Hanover, New Mexico 88041

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

Realvest, Inc.  
HC 15 Box 495 C  
Hanover, New Mexico 88041

STATE OF OREGON, County of Klamath, I certify that the within instrument was received for record on the 11th day of December, 1996, at 2:41 o'clock P.M., and recorded in Book/reel/volume No. M96 on Page 38614 or as fee/file/instrument/microfilm/reception No. 29807.  
Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

Name Kathleen Ross

Title

Fee: \$30.00