

MEMORANDUM
OF
SALES CONTRACT

THIS AGREEMENT made and entered in this ____ day of June, 1997,
by and between J. GARDNER & J. GARDNER CO., first parties, and CONCORDE PARTNERSHIP,
SECOND PARTIES:

WITNESSETH: for and in consideration of the covenants and agreements to be kept and
performed by the parties hereto, first parties agree to sell, and second parties agree to purchase, the
following described real property in Klamath County, Oregon to-wit:

LEGAL TO BE ATTACHED.

PURCHASE price shall be \$486,030.82.

THIS MEMORANDUM is made for the purpose of recording and does not in any way modify or
amend the contract between the parties.

Dated this 20th day of June, 1997.

J. GARDNER & J. GARDNER CO.

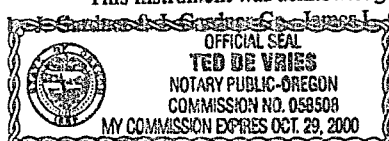
James L. Gardner
James L. Gardner, Secretary

CONCORDE PARTNERSHIP

Alice M. Randall, agent
Alice M. Randall, Agent

STATE OF OREGON, County of Multnomah)ss:

This instrument was acknowledged before me on 20th day of June, 1997

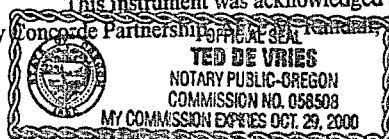


Ted De Vries
Notary Public for Oregon
My Commission expires 10/29/2000

STATE OF OREGON, County of Multnomah)ss:

This instrument was acknowledged before me on 20th day of June, 1997

by Concorde Partnership, Alice M. Randall, Agent.



Ted De Vries
Notary Public for Oregon
My Commission expires 10/29/2000

RETURN TO:

J. Gardner & J. Gardner Co.
8383 N.E. Sandy Blvd #210
Portland, Oregon 97220

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EXHIBIT "A"
LEGAL DESCRIPTION

The following described real property situate in Klamath County, Oregon:

A tract of land situated in the NW1/4 SW1/4 of Section 7, Township 38 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the West 1/4 corner of said Section 7; thence South 89 degrees 49' East 799.00 feet to the Westerly right of way line of Highway 97 (Dalles-California Highway); thence South 11 degrees 36' East along said right of way line 506.29 feet; thence South 78 degrees 24' West 99.36 feet to the True Point of Beginning of this description; thence continuing South 78 degrees 24' West 286.05 feet; thence South 07 degrees 55' 20" East 272.69 feet; thence South 85 degrees 03' 50" West 92.90 feet; thence South 00 degrees 06' 06" East 37.00 feet; thence South 69 degrees 30' 10" East 475.00 feet (South 69 degrees 29' East 474.8 feet by recorded Survey No. 2148, as recorded in the office of the Klamath County surveyor); thence North 11 degrees 36' West 87.00 feet; thence North 78 degrees 24' East 73.15 feet; thence North 11 degrees 36' West 13.00 feet; thence North 78 degrees 24' East 27.00 feet to the Westerly right of way line of said Highway; thence North 11 degrees 36' West along said right of way line, 132.35 feet; thence South 85 degrees 27' 15" West 92.51 feet; thence North 11 degrees 54' 47" West 74.84 feet; thence North 74 degrees 21' 03" East 45.98 feet; thence North 11 degrees 30' 13" West 57.41 feet to the Southerly edge of a concrete sidewalk; thence along the Southerly and Westerly edge of said sidewalk, South 78 degrees 16' 22" West 43.47 feet and North 16 degrees 40' 10" West 125.02 feet; thence North 73 degrees 19' 50" East 5.50 feet; thence North 16 degrees 40' 10" West 46.06 feet to the True Point of Beginning; with bearings based on said recorded Survey No. 2148.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of J. Gardner the 8th day
of July A.D., 19 97 at 11:41 o'clock A.M., and duly recorded in Vol. M97,
of Deeds on Page 21116.

FEE \$35.00
50¢ copy

By Bernetha G. Letsch, County Clerk
Kathleen Kras