

Walter E. Wagner and Eleanor A. Wagner agree to sell and Chad L. Bear and Penny J. Wolff agree to buy Lot 23 Block 14 in Unit 1 of Klamath Falls Forest Estates in Klamath County, Oregon for the price of \$11,500.00 (eleven thousand five hundred). The buyers agree to pay two hundred dollars down payment. Monthly payments will be at least one hundred dollars but they may be more according to the desires of the buyers. The first monthly payment will be due July 15, 1998 and a like payment on the 15th day of each month thereafter until the balance is completely paid. Interest on the balance will be at the rate of 9% per year (0.75% per month). The balance can be fully paid at any time with no pre-payment penalty. Chad L. Bear and Penny J. Wolff agree to pay the property taxes starting approximately November 1998. When the lot is fully paid a deed will be executed for the buyers. This contract can be transferred to the surviving seller or to other family members of the sellers. If any of said installments is not so paid, the whole sum of both principal and interest to become immediately due and collectable at the option of the seller. If this agreement is placed in the hands of an attorney for collection, the buyers promise and agree to pay the reasonable attorney's fees and collectable costs of the seller. The buyers are aware that there is some trash on the property and that the purchase price of the property was reduced by \$500.00 with the buyers agreeing to remove the trash. The original purchase price was \$12,000.00.

Chad L. Bear
Chad L. Bear

Walter E. Wagner
Walter E. Wagner

Penny J. Wolff
Penny J. Wolff

Eleanor A. Wagner
Eleanor A. Wagner

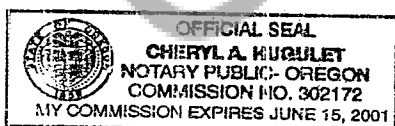
State of Oregon, County of Klamath
Recorded 7/16/99, at 11:32 a.m.
In Vol. M99 Page 284771
Linda Smith,
County Clerk Fees \$30 - KR

STATE OF OREGON,

County of Klamath } ss.

BE IT REMEMBERED, That on this 1st day of June, 1998, before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within named Chad L. Bear and Penny J. Wolff
known to me to be the identical individual(s) described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



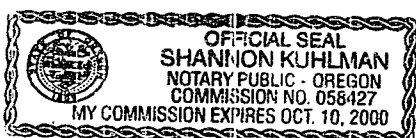
Cheryl A. Huguleit
Notary Public for Oregon
My commission expires 6-15-2001

STATE OF OREGON,

County of Klamath } ss.

BE IT REMEMBERED, That on this 2nd day of June, 1998, before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within named WALTER E. WAGNER AND ELEANOR A. WAGNER
known to me to be the identical individual(s) described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Shannon Kuhlman
Notary Public for Oregon
My commission expires 10-10-2000
Chad Bear & Penny Wolff
PO Box 23
Bonanza, OR 97623