

MTL 56464-ms

Vol M02 Page 10058

**Seller's Name and Address:**

George's Appliance Center, Inc.  
1739 BISHBEE St.  
Klamath Falls, Oregon 97603

**State of Oregon, County of Klamath**

Recorded 02/20/2002 11:09 a m.  
Vol M02, Pg 10058-59  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2

**Buyer's Name and Address:**

Larry R Miller + Nelda J. Miller  
5208 Peggy Ave  
Klamath Falls OR 97601

**After Recording Return to:**

AmeriTitle  
Collection Escrow 56464

**Until Change is Requested**

**Send Tax Statements to:**

Larry R Miller + Nelda J. Miller  
5208 Peggy Ave  
Klamath Falls OR 97601

The true and actual  
consideration stated in this  
instrument is: \$ 155,000.00.

**MEMORANDUM**  
**OF LAND SALE CONTRACT**

KNOW ALL MEN BY THESE PRESENTS that by a certain Land  
Sale Contract made and entered into the 19th day of February,  
2002,

GEORGE'S APPLIANCE CENTER, INC., an Oregon Corporation, as  
"Seller", agreed to sell to and

LARRY R. MILLER and NELDA J. MILLER, Husband and Wife, as  
"Buyer" agreed to buy from Seller

for the price of ONE HUNDRED FIFTY FIVE THOUSAND and No  
Hundredths DOLLARS (\$155,000.00) and on the terms and  
conditions set forth therein

Lot 10, Block 1, FIRST ADDITION TO ALTAMONT ACRES, according  
to the official plat thereof on file with the Clerk of  
Klamath County, Oregon

SUBJECT TO contracts and/or liens for irrigation and/or  
drainage and fire protection, restrictions, easements,  
restrictions and rights-of-way of records and those  
apparent on the land.

ALSO SUBJECT TO rights of the public in and to any  
portion of the herein described property lying within  
the boundaries of roads or highways.

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 FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

IN WITNESS WHEREOF the parties have caused this Memorandum to be executed effective as of the date first above written.

**SELLER:**  
GEORGE'S APPLIANCE CENTER, INC.

**BUYERS:**

by George E. Yates

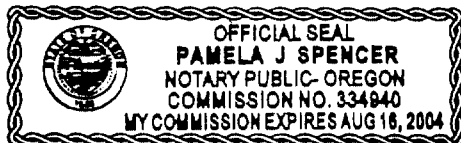
Larry R. Miller  
LARRY R. MILLER

Nelda J. Miller  
NELDA J. MILLER

STATE OF OREGON, County of Klamath) ss.

PERSONALLY APPEARED George E. Yates as President of GEORGE'S APPLIANCE CENTER, INC., an Oregon Corporation and acknowledged the foregoing instrument to be its voluntary act and deed.

Before me this 19th day of February, 2002.

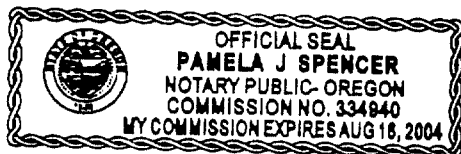


Pamela J. Spencer  
NOTARY PUBLIC FOR OREGON

STATE OF OREGON, County of Klamath) ss.

PERSONALLY APPEARED the above-named Larry R. Miller and Nelda J. Miller and acknowledged the foregoing instrument to be their voluntary act(s) and deed(s).

Before me this 19th day of February, 2002.



Pamela J. Spencer  
NOTARY PUBLIC FOR OREGON