

MTL 56464-ms

Vol M02 Page 10058

Seller's Name and Address:

George's Appliance Center, Inc.
1739 Bisbee 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 \$ 26⁰⁰ # 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

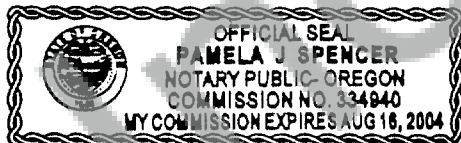
Larry R. Miller
LARRY R. MILLER

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.

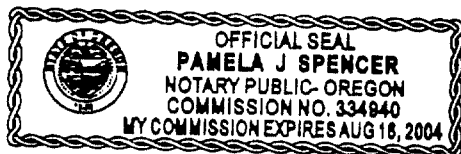


Pamela J. Spencer
NOTARY PUBLIC FOR OREGON

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