

AGREEMENT

May 15, 2002

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Walter E. Wagner and Eleanor A. Wagner agree to sell and Dale Leix agrees to buy Lot 35 Block 14 Hwy 66 Plat #1 of Klamath Falls Forest Estates in Klamath County, Oregon for the price of \$11,000.00 (eleven thousand dollars). Dale Leix agrees to pay \$2000.00 down payment, of which \$1000.00 will be paid by December 2002. Monthly payments will be at least \$120.00 but they may be more according to the desire of the buyer. The first monthly payment will be due May 15, 2002 and monthly payments will be due on the fifteenth day of each month thereafter until the balance is completely paid. The balance can be completely paid at any time with no pre-payment penalty. The buyer will pay the property taxes in November 2002 and each year thereafter. Interest on the balance will be at the rate of 9% per year (0.75% per month). When the lot is fully paid a deed will be executed for the buyer. This agreement can be transferred to the surviving seller or to other family members of the seller. If this agreement is placed in the hands of an attorney for collection, the buyer promises and agrees to pay the reasonable attorney's fees and the collection costs of the seller. If six months of no payment occurs the buyer agrees to forfeit any interest they have in this agreement or in the land and agrees that the property and any improvements on the property will revert to the seller.

.....
Walter E. Wagner

.....
Eleanor A. Wagner

.....
Dale Leix

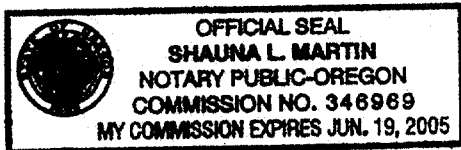
State of Oregon, County of Klamath
Recorded 03/14/2003 12:03 p.m.
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Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

STATE OF OREGON,
County of Klamath } ss.

BE IT REMEMBERED, That on this 5th day of March, 2003, 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..... 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.



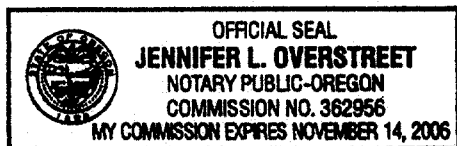
.....
Notary Public for Oregon
My commission expires Jun 19, 2005

STATE OF OREGON,
County of Clackamas } ss.

BE IT REMEMBERED, That on this 10th day of March, 2003, before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within named Dale Leix

known to me to be the identical individual..... described in and who executed the within instrument and acknowledged to me that he 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.



.....
Notary Public for Oregon
My commission expires 11-14-06

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