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MEMORANDUM OF LAND SALE AGREEMENT

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KNOW ALL MEN BY THESE PRESENTS, that on May 9, 2003, Klamath County, a Political subdivision of the State of Oregon, as vendor and Realvest, Inc., a Nevada Corporation, as vendee(s) made and entered into a certain Land Sale Agreement wherein said vendor agree to sell to said vendee(s) and the latter agreed to purchase from said vendor the fee simple title in and to the following described real property in Klamath County, State of Oregon, to-wit:

Lot 62, Block 15, Klamath Falls Forest Estates Highway 66 Unit Plat No. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to covenants, conditions, reservations, easements, restrictions, rights, rights of way and all matters appearing of record.

The true and actual consideration of the transfer, set forth in said Land Sale Agreement is \$4,400.00, all deferred payments bear interest at the rate of 10% per annum from the date of said Land Sale Agreement until paid.

In Witness Whereof the said vendor has executed this Memorandum May 14, 2003

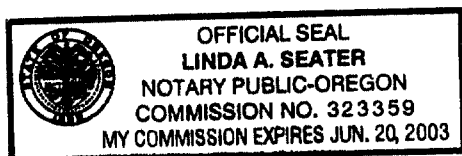
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE SIMPLE TITLE TO THE PROPERTY SHOULD CHECK WITH APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN O. R. S. 30.930.

Michael R. Markus  
Michael R. Markus, Klamath County Surveyor

(STATE OF OREGON, County of Klamath) ss. May 14, 2003

Personally appeared the above named Klamath County Surveyor and acknowledged the foregoing instrument to be his voluntary act and deed.

(SEAL)



Linda A. Seater  
Notary Public for Oregon  
My Commission Expires: June 20, 2003

Klamath County  
305 Main Street, Rm 238  
Klamath Falls, OR 97601  
VENDOR NAME & ADDRESS

Realvest, Inc.  
HC 15 Box 495 C  
Hanover, NM 88041  
VENDEE(S) NAME & ADDRESS

AFTER RECORDING RETURN TO:  
Realvest, Inc.  
HC 15 Box 495 C  
Hanover, NM 88041

Until a change is requested all tax statements shall be sent to the following address:  
Realvest, Inc.  
HC 15 Box 495 C  
Hanover, NM 88041

State of Oregon, County of Klamath, I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 2003 at \_\_\_\_\_ o'clock \_\_\_\_\_ M., recorded in Book/reel/volume No. \_\_\_\_\_ on Page \_\_\_\_\_ or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_.  
Record of Deeds of said County.

Witness my hand and seal of County affixed.

\_\_\_\_\_  
Name & Title

State of Oregon, County of Klamath  
Recorded 05/19/2003 9:10 a m.  
Vol M03 Pg 33458  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

210. 0503-400