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MEMORANDUM OF CONTRACT OF SALE

DATED: September 9, 2003

BETWEEN: James B. Ahn and Kyung H. Ahn, HUSBAND AND WIFE ("Seller")

Personal & Confidential
c/o Eric Forrest
Pepsi Cola Bottling of Eugene
P.O. Box 10728
Eugene, Oregon 97440

State of Oregon, County of Klamath
Recorded 09/11/03 3:24 p.m.
Vol M03 Pg 67804-6
Linda Smith, County Clerk
Fee \$ 3.00 # of Pgs 3

AND: Aulden L. Kokel ("Purchaser")
145220 Beal Road , P.O. Box 1278
LaPine, Oregon 97739

Pursuant to a Contract of Sale dated September 9, 2003, Seller sold to Purchaser Seller's interest in that certain property in Klamath County, Oregon, more particularly described in the attached Exhibit A. If not earlier paid, all amounts owed under the Contract of Sale shall be due and payable on January 10, 2007. The true and actual consideration for this conveyance is \$130,000.

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 ANY INTEREST IN OR TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Until a change is requested, all tax statements shall be sent to the following address:

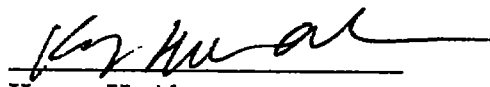
145220 Beal Road , P.O. Box 1278
LaPine, OR 97739.

Property Tax Account No.: R153611

IN WITNESS WHEREOF, the parties have caused this memorandum to be executed as of the day and year first above written.

Seller:


James B. Ahn


Kyung H. Ahn

Purchaser:


Aulden L. Kokel


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STATE OF OREGON)
) ss:
County of Lane)

This instrument was acknowledged before me on September 9, 2003, by James B. Ahn and Kyung H. Ahn, HUSBAND AND WIFE.

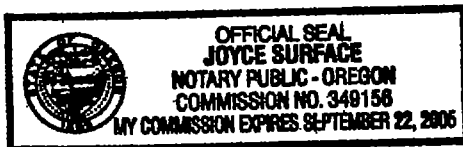


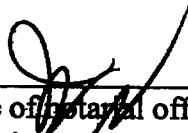


Signature of Notarial officer
My commission expires: _____

STATE OF OREGON)
) ss:
County of Lane)

This instrument was acknowledged before me on September ¹⁰9, 2003, by Aulden L. Kokel.





Signature of Notarial officer
My commission expires: _____

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Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

Parcel 1:

Lots 2, 3, 4 all of Lot 5, LESS the West 8 feet, in Block 42, Crescent, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 2:

Lots 9, 10, 11, 12 and 13 in Block 42 of Crescent, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER with the Westerly 8 feet of the alley adjacent to said lots. ALSO the Easterly 8 feet of the vacated alley in said Block 42 adjacent to Lot 5 of said Block.

EXCEPTING therefrom that portion lying and being Northwesterly of a line 50 feet Southeasterly of and parallel to the present relocated center line of the Dalles-California Highway.

Tax Parcel Number: 153611