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NJK-63286 TM

Vol M04 Page 02453

MEMORANDUM OF CONTRACT OF SALE

State of Oregon, County of Klamath
Recorded 01/15/2004 10:44a m
Vol M04 Pg 2453-55
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 3

DATED: DECEMBER 31, 2003

BETWEEN: ANTHONY DELLA RIPA and ANNA ^{MARTE} DELLA RIPA, Trustees
of the DELLA RIPA FAMILY TRUST
9555 Owensmouth Ave. #8
Chatsworth, CA 91311

("Seller")

TONY L. DELLA RIPA

AND: DONALD G. BENJAMIN & DEEANNA L. BENJAMIN
9332 Prairie Dog Drive
Bonanza, OR 97623

("Purchaser")

Pursuant to a Contract of Sale dated November 3, 2003 and Amendment and Correction of Contract of Sale dated December 31, 2003, Seller sold to Purchaser Seller's interest in that certain property described in Exhibit A attached hereto.

If not earlier paid, all amounts owed under the Contract of Sale shall be due and payable on October 31, 2005. The true and actual consideration for this conveyance is \$160,000.

If other rights are granted or reserved in the contract, such as easements, repurchase rights, or reversionary rights, such should be referenced in the memorandum. See ORS 93.710.

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:

Anthony Della Ripa and Anna Della Ripa
Trustees of the DELLA RIPA FAMILY TRUST
9555 Owensmouth Avenue #8
Chatsworth, CA 91311

Property Tax Account Nos. R527424; R873991; R527433

MEMORANDUM OF CONTRACT OF SALE
Della Ripa / Benjamin

Page 1

31.0 AM

Return to: Ant-K Falls

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

Seller:

Anthony Della Ripa
Anthony Della Ripa, Trustee

Anna Della Ripa
Anna Della Ripa, Trustee

MARIE
Tony L. Della Ripa

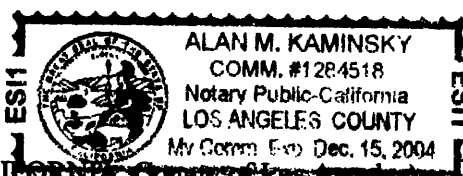
Purchaser:

Donald G. Benjamin
Donald G. Benjamin

Deeanna L. Benjamin
Deeanna L. Benjamin

STATE OF CALIFORNIA, County of Los Angeles)ss.

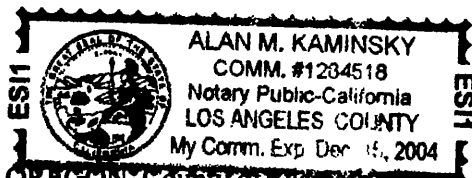
This instrument was acknowledged before me on ~~December~~ ^{JANUARY} 7, 2003, by Anthony Della Ripa and Anna Della Ripa, Trustees of the DELLA RIPA FAMILY TRUST.



Alan M. Kaminsky
Notary Public for California
My commission expires: 12/15/04

STATE OF CALIFORNIA, County of Los Angeles)ss.

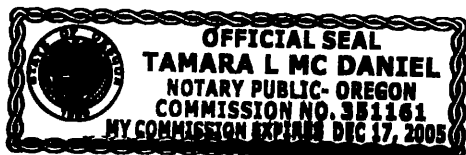
This instrument was acknowledged before me on ~~December~~ ^{JANUARY} 7, 2003, by Tony L. Della Ripa.



Alan M. Kaminsky
Notary Public for California
My commission expires: 12/15/04

STATE OF OREGON, County of Klamath) ss:

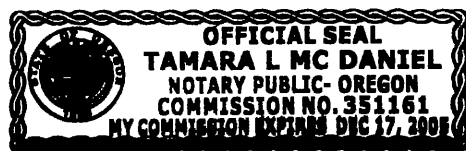
This instrument was acknowledged before me on ~~December~~ ^{JANUARY} 5, 2003, by Donald G. Benjamin.



Tamara L. McDaniel
Notary Public for Oregon
My commission expires: 12/17/05

STATE OF OREGON, County of Klamath) ss:

This instrument was acknowledged before me on ~~December~~ ^{JANUARY} 5, 2003, by Deeanna L. Benjamin.



Tamara L. McDaniel
Notary Public for Oregon
My commission expires: 12/17/05

EXHIBIT "A"
LEGAL DESCRIPTION

02455

PARCEL 1:

Lot 1 in Block 3 of FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

EXCEPTING THEREFROM a tract of land being a portion of Lot 1, Block 3 of First Addition to Altamont Acres, also being in the SE1/4 SW1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Lot 1, at the intersection of Altamont Drive and Boardman Avenue rights-of-way; thence Southerly, along said Altamont Drive right-of-way line, 10.00 feet; thence Northwesterly to a point on the South right of way line of Boardman Avenue 60.00 feet Westerly of the Northeast corner of said Lot 1 (point of beginning); thence Easterly 60.00 feet to the point of beginning

Tax Account No.: 3909-003CD-00100-000

Key No.: 527424

PARCEL 2:

Lot 2 in Block 3 of FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

Tax Account No.: 3909-003CD-00200-000

Key No.: 527433

PARCEL 3:

The N1/2 of Lot 23 in Block 3 of FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

Tax Account No.: 3909-003CD-00201-000

Key No.: 873991