

05 APR 1 AM 11:57

Vol M05 Page 22586

After recording return to:
Thomas Zupan
9230 Hopedale Ct.
Portland, Oregon 97229

State of Oregon, County of Klamath
Recorded 04/01/2005 11:57 a.m.
Vol M05 Pg 22586-88
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

1st 533873

MEMORANDUM OF CONTRACT OF SALE

DATED: April 1, 2005

BETWEEN: Zupan Farm, a partnership
Consisting of Paula Z. Coulter, Beth Z. Conyers, Thomas G. Zupan, Amy A. Montgomery, Kay L. Bomber, Pete D. Zupan, Delores W. Zupan, Michael Knight, Mary Ann Marciel

("Seller")

AND: Michael Noonan
Karin Noonan
Husband and Wife

("Purchaser")

Pursuant to a Contract of Sale dated this same date, 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 April 1, 2020. The true and actual consideration for this conveyance is \$320,000.

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:

*Michael Noonan
12080 Hopedale
Klamath Falls OR 97603*

Property Tax Account No.:

315

22587

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

SELLER:

Zupan Farm, a partnership
Authorized Partners:

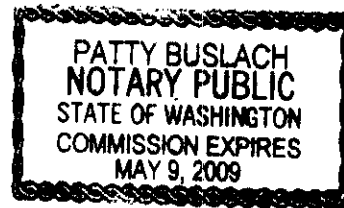
Pete D. Zupan
Delores W. Zupan
Pete D. Zupan
Delores W. Zupan

PURCHASER:

Michael Noonan
Michael Noonan
Karin Noonan
Karin Noonan

STATE OF OREGON Washington
County of CLARK) ss:
)

This instrument was acknowledged before me on March 28, 2005,
by Pete D. Zupan + Delores W. Zupan
Patty Buslach
Signature of notarial officer
My commission expires: 5-9-09



STATE OF OREGON)
County of Klamath) ss:
)

This instrument was acknowledged before me on March 30, 2005, by
Michael + Karin Noonan
Dory Crain
Signature of notarial officer
My commission expires: NOV. 7, 2005

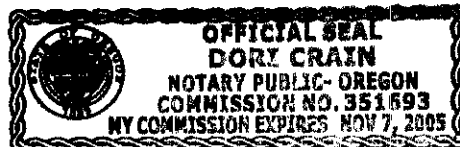


Exhibit "A"
LEGAL DESCRIPTION

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

Township 39 South, Range 9 East of the Willamette Meridian:

Section 29: SW 1/4 SW 1/4

Section 30: SE 1/4 SE 1/4; Except that portion conveyed to Klamath County on January 31, 1958 in Volume 297, page 256, Deed records of Klamath County, Oregon.

Section 31: E 1/2 NE 1/4, LESS the following described property:
Beginning at the Southwest corner of the SE 1/4 NE 1/4 of Section 31, thence East 150 feet; thence North 150 feet; thence West 150 feet; thence South 150 feet to the place of beginning.

Section 32: NW 1/4 NW 1/4

Tax Parcel Number: R585469 and R585897 and R585940 and R586351