

EA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



'05 APR 4 PM 2:05

Robert G Cullinan  
1745 Lakeview  
Klamath Falls, OR 97601  
Credit Savers LLC & Simeon Denk  
403 Main St.  
Klamath Falls, OR 97601

Vendor's Name and Address

Vendee's Name and Address

After recording, return to (Name, Address, Zip):

"vendeers"

Until requested otherwise, send all tax statements to (Name, Address, Zip):

"vendeers"

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SF

RE

State of Oregon, County of Klamath

Recorded 04/04/2005 2:05 p m

Vol M05 Pg 22990-921

Linda Smith, County Clerk

- Fee \$ 31.00 # of Pgs 3

## MEMORANDUM OF LAND SALE CONTRACT

KNOW ALL BY THESE PRESENTS that on April 4th 2005

Robert G. Cullinan

Credit Savers LLC &amp; Simeon Denk

made and entered into a certain land sale contract, wherein the vendor(s) agreed to sell to the vendee(s), and the vendee(s) agreed to purchase from the vendor(s), the fee simple title in and to the following described real property in Klamath County, State of Oregon, to-wit: see exhibit A for details of this consideration. All monies due and payable at closing.

Legal: Roselawn Subd Blk 70 Buena Vista, Lot 15 & 16 & N 6' VAC alley

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The true and actual consideration paid for this transfer, set forth in the contract, is \$ 45,000, payable \$ 100 down on the signing of the contract and the balance payable in ☐ monthly ☐ quarterly ☐ semi-annual ☐ annual installments (indicate which) of not less than \$ 0 each. All deferred payments shall bear interest at the rate of 0% per annum from the date of the contract until paid. Close of Escrow to be on or before Aug 5, 2005.

IN WITNESS WHEREOF, the vendor(s) executed this memorandum on \_\_\_\_\_. If the vendor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

NOTE: ORS 93.635 requires the foregoing memorandum to "be recorded by the conveyor not later than 15 days after the instrument is executed and the parties are bound thereby."

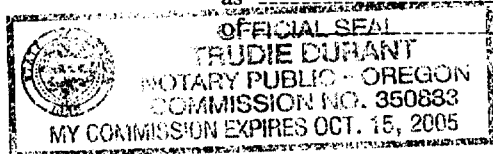
STATE OF OREGON, County of Oregon

This instrument was acknowledged before me on April 4, 2005

by Robert G. Cullinan

by

as



Notary Public for Oregon

My commission expires

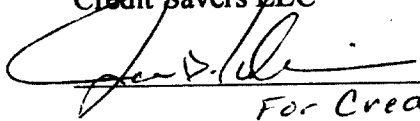
## Exhibit A

The details of this consideration read as follows. The sale of 1745 Lakeview street in Klamath Falls, Or 97601. Closing shall be 120 days from date of recording. Seller Robert G. Cullinan will vacate the property contingent upon locating a rental property in Eugene, OR. Buyers acknowledge that their assistance may be needed to insure this deal. Buyers: Credit Savers LLC. Disclosure: Mike Slay and Jason Icenbice are licensed REALTORS who own interest in Credit Savers LLC.

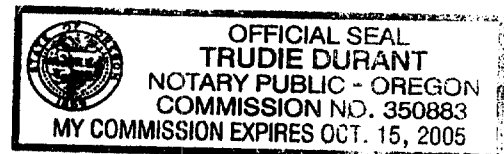
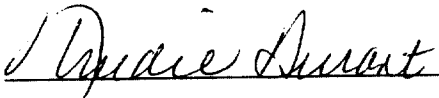
Robert G. Cullinan



Credit Savers LLC

  
For Credit Savers, LLC.

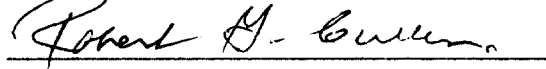
Notary



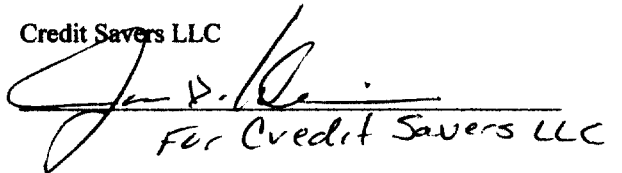
## ADDENDUM

Regarding the sale of property at 1745 Lakeview Avenue in Klamath Falls OR, be it noted that the free standing electric space heater with fireplace façade will not be included in such sale. The washer and dryer may or may not be left behind, depending upon the needs of the seller.

Robert G. Cullinan

Handwritten signature of Robert G. Cullinan in cursive script, underlined.

Credit Savers LLC

Handwritten signature in cursive script, underlined, with the text "For Credit Savers LLC." written below it.