

1:35 APR 20 PM 1:20

EA

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



Victor & Betty Cook
5395 HWY 66
Blamath Falls, OR 97601
Vendor's Name and Address
West States Venture Group LLC
22111 HWY 39
Merrill, OR 97633
Vendee's Name and Address

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

West States Venture Group LLC
P.O. Box 422
Merrill, OR 97633

RECORDER'S USE

State of Oregon, County of Klamath

Recorded 04/28/2005 1:20 P m

Vol M05 Pg 30259-60

Linda Smith, County Clerk

By Fee \$ 26.00 # of Pgs 2 y.

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

Same as above

MEMORANDUM OF LAND SALE CONTRACT

KNOW ALL BY THESE PRESENTS that on April 12th 2005

Victor & Betty Cook, as vendor(s), and
West States Venture Group LLC, as vendee(s).

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:

Legal: TWP 39, RANGE 8, Block Sec 13,
tract por NW4NE4, Acres 2.25, MH X#72013
Situes: 5395 HWY 66

See Exhibit A for details of this consideration.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The true and actual consideration paid for this transfer, set forth in the contract, is \$ 90,000, 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 \$ 6 each. All deferred payments shall bear interest at the rate of 0 % per annum from the date of the contract until paid.

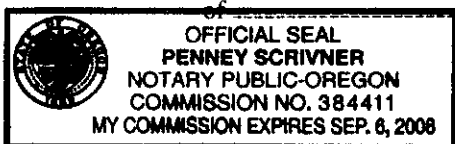
IN WITNESS WHEREOF, the vendor(s) executed this memorandum on April 13th 2005. If the vendor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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."

Victor & Betty Cook

STATE OF OREGON, County of Klamath ss.
This instrument was acknowledged before me on April 13, 2005
by Victor & Betty Cook
This instrument was acknowledged before me on
by Betty L. Cook
as



Notary Public for Oregon

My commission expires 9-6-2008

2600

Exhibit A

The details of the sale located at 5395 HWY 66 in Klamath Falls, OR. Vendor: Victor and Betty Cook. Purchase price \$90,000 USD. Victor and Betty will also be granted a life estate at such property until time of passing. 1) Victor will also be left with his cabin for wood and the other cabin for electricity and maintenance needs. Seller acknowledge that driveways will be rearranged to fit State and County standards, where seller shall have all access to driveways in and out of property. Buyers: West States Venture Group LLC, has the option to put up a 30 foot by 24 foot tin shop with electricity and room for a car if they need to tare down the two existing cabins. West States Venture Group LLC also has the option to relocate Victor and Betty's mobile if necessary to handle mass volume of traffic. All construction and clean up will be at the expense of West States Venture Group LLC. Buyer has the proper amount of time necessary to do the proper do diligence before closing the sale (EPA etc.). \$100 dollars in good faith will be given to Victor and Betty Cook when contract is recorded.

Note: Cash payment of ninety thousand dollars will be tranferred at closing of the sale. *VKC*

Sellers: Victor and Betty Cook

Victor K Cook - Betty Cook

Buyers: West States Venture Group LLC

Lanning Jones