

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



John Sowell

P.O. Box 675

Merrill, OR 97633

Vendor's Name and Address

West States Venture Group LLC

P.O. Box 422

Merrill, OR 97633

Vendee's Name and Address

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

Same

05 MAY 10 PM 12:50

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

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State of Oregon, County of Klamath

Recorded 05/18/05 12:53 P m

Vol M05 Pg 36075-71e

Linda Smith, County Clerk

Fee \$ 210.00 # of Pgs 2

## MEMORANDUM OF LAND SALE CONTRACT

KNOW ALL BY THESE PRESENTS that on 4-29-05

John Sowell

West States Venture Group LLC

as vendor(s), and  
 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:

Situs: 22111 Hwy 39 Merrill, OR 97633

Legals:

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 \$ 250,000, payable \$ 1 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.

IN WITNESS WHEREOF, the vendor(s) executed this memorandum on May 11, 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 conveyer not later than 15 days after the instrument is executed and the parties are bound thereby."

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on May 11, 2005

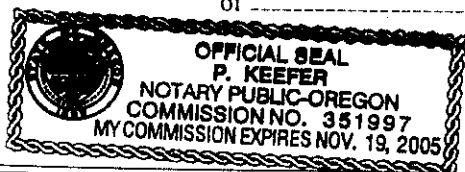
by John Sowell

This instrument was acknowledged before me on

by

as

of



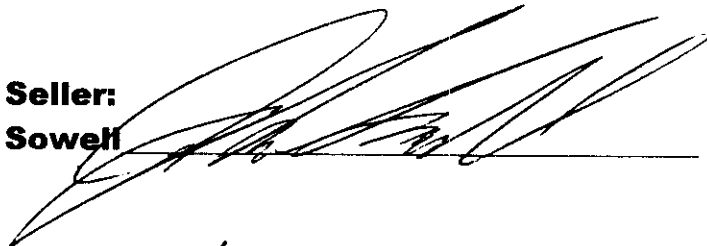
Notary Public for Oregon

My commission expires November 19, 2005

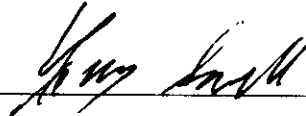
## Exhibit A

The details for this consideration read as follows.  
\$250,000.00 dollars is the purchase price for the sale.  
Seller will allow a 30 day do diligence period for the  
property located at 22111 HWY. 39, Merrill, OR 97633.  
Sale must be completed within 30 days of the recording  
of the land sale contract. Buyer

Seller:  
John Sowell

A large, stylized handwritten signature in black ink, likely belonging to John Sowell, written over a horizontal line.

Buyer:  
West States Venture Group LLC

A handwritten signature in black ink, likely belonging to a representative of West States Venture Group LLC, written over a horizontal line.