

05 JUN 10 PM 1:49

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

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Angelena Luna  
2134 Laurel St.  
Klamath Falls, OR 97601  
Vendor's Name and Address  
Credit Savers LLC  
403 main st  
Klamath Falls, OR 97601  
Vendee's Name and Address

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

Same as vendee

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

State of Oregon, County of Klamath

fixed.

Recorded 06/10/05 1:49 p.m.

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Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

eputy.

## MEMORANDUM OF LAND SALE CONTRACT

KNOW ALL BY THESE PRESENTS that on May 9th 2005Angelena Luna

, as vendor(s), and

Credit Savers 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: Situs: 2134 Laurel St  
Legal: Riverview, Block 4, Lot 5

\* 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 \$ 75,500, 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 \$ \_\_\_\_\_ each. All deferred payments shall bear interest at the rate of \_\_\_\_\_ % per annum from the date of the contract until paid.

IN WITNESS WHEREOF, the vendor(s) executed this memorandum on May 9th 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."

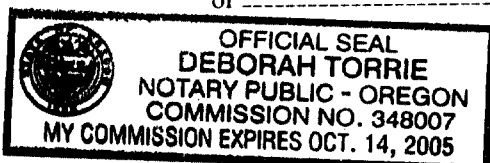
STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on May 10th 2005by Angelena Esther Luna

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Deborah Torrie  
Notary Public for Oregon

My commission expires Oct 14 2005

260A

## Exhibit A

The details of this consideration read as follows. Seller: Angelena Luna is selling her property at 2134 Laurel Street. Buyer: Credit Savers LLC is purchasing such property on a 45 day closing from date of recording. Seller acknowledges that Buyer will need entry into such property for all evaluations of the property and will post a 24 hour notice to the tenants for entrance to the property when needed. Disclosure: Jason Icenbice and Michael Slay are licensed REALTORS who own interest in Credit Savers LLC. *Loan must close on or before June 20th 2005 HK*

Seller: Angelena Luna

Buyer: Credit Savers LLC