

05 JUN 27 PM 3:21

MTC - 69602 KR

Vol M05 Page 48417

State of Oregon, County of Klamath
Recorded 06/27/05 3:21 p m
Vol M05 Pg 48417-26
Linda Smith, County Clerk
Fee \$ 36⁰⁰ # of Pgs 4

After Recording Return to:
Andrew D. Hahs
Bittner & Hahs, P.C.
4949 SW Meadows Road, Suite 260
Lake Oswego, OR 97035

For Recorder's Use

Until a change is requested, all tax
statements will be sent to the following
address:

South Central Enterprises, LLC
2100 NE Wyatt Ct., Suite 103
Bend, OR 97701

The true and actual consideration paid for
this transaction is: \$600,000.00

MEMORANDUM OF LAND SALE CONTRACT

DATE: 16th day of June, 2005

SELLER: Eastport Equities Corporation
1822 SW Madison St.
Portland, Oregon 97205

PURCHASER: South Central Enterprises, LLC
2100 NE Wyatt Ct., Suite 103
Bend, OR 97701


Seller and Purchaser acknowledge execution of a Land Sale Contract dated June 16th,
2005 for the sale and purchase of that certain real property situated in Klamath County, Oregon,
and described in Exhibit A.

This memorandum is executed for recording in the Deed of Records of Klamath County,
Oregon.

[signatures on next pages]

300 am

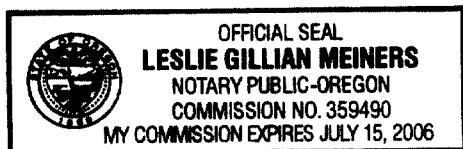
SELLER: Eastport Equities Corporation

By: 
Name: Kerry S. Gilbert
Title: President

STATE OF OREGON)
) ss.
COUNTY OF MULTNOMAH)

Personally appeared before me on the 16th day of June, 2005, the above-named Kerry S. Gilbert who did say he was the president of Eastport Equities Corporation, and that this instrument was signed in behalf of said corporation by authority of its board of directors; and acknowledged that he executed the foregoing as its voluntary act and deed.

Leslie Gillian McIntosh
NOTARY PUBLIC for Oregon.
My Commission expires: July 15, 2006



PURCHASER:

South Central Enterprises, LLC

By: [Signature]

Name: Robert T. Quinn

Title: Member

By: [Signature]

Name: Lillian Quinn

Title: Member

STATE OF OREGON)

) ss.

COUNTY OF DESCHUTES)

Personally appeared before me on the 20th day of JUNE, 2005, the above-named Robert T. Quinn and Lillian Quinn who did say they are the members of South Central Enterprises, LLC, and that this instrument was signed in behalf of said limited liability company by authority of its operating agreement, and acknowledged that they executed the foregoing as its voluntary act and deed.

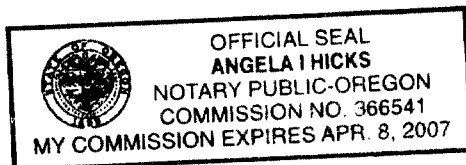

[Signature]
 NOTARY PUBLIC for Oregon
My Commission expires: 4-8-2007

EXHIBIT "A"
PROPERTY DESCRIPTION

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of the SE1/4 NW1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying North and West of Tract 1163, CAMPUS VIEW, described as follows:

A tract of land situated in the SE1/4 at the NW1/4 of Section 20, in Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 1 1/4 inch axle which is the Northwest corner of the SE1/4 of the NW1/4 of said Section 20; thence South 89° 09' 56" East 371.47 feet to a 6 by 6 inch concrete monument with metal cap which is the Southwest corner of the Oregon Institute of Technology Campus as the same appears on Record Survey No. 708 in the office of the County Surveyor of Klamath County, Oregon; thence South 89° 10' 29" East on the South line of said Oregon Institute of Technology Campus boundary 347.94 feet to a 5/8 inch iron pin; thence South 02° 42' 18" West 373.88 feet to a 5/8 inch iron pin; thence Northwesterly 217.28 feet along the arc of a curve to the right through a central angle of 07° 59' 24" and a radius of 1,588.11 feet from a tangent bearing of North 68° 59' 23" West to a 5/8 inch iron pin; thence South 29° 00' 01" West 60.00 feet to a 5/8 inch iron pin; thence Southeasterly 30.81 feet along the arc of a curve to the right through a central angle of 88° 15' 03" and a radius of 20.00 feet, tangent to a bearing of South 16° 52' 28" East the chord of which bears South 16° 52' 28" East 27.85 feet, to a 5/8 inch iron pin; thence Southerly 53.85 feet on the arc of a curve to the left, through a central angle of 24° 37' 25" and a radius of 125.29 feet, the chord of which bears South 14° 56' 21" West 53.43 feet to a 5/8 inch iron pin; thence South 02° 37' 39" West 40.00 feet to a 5/8 inch iron pin; thence North 87° 22' 21" West 200.00 feet to a 5/8 inch iron pin; thence South 02° 37' 39" West 58.03 feet to a 5/8 inch iron pin; thence North 89° 13' 34" West 272.76 feet to a 5/8 inch iron pin and the North-South centerline of the NW1/4 of said Section 20; thence North 00° 46' 26" East on the North-South centerline of Section 20, 508.00 feet to the Northwest corner of the SE1/4 of the NW1/4 of Section 20 and the point of beginning.

Tax Account No: 3809-020BD-00400-000

Key No: 168927