

EA

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



Jacinto Viramontes

14185 Story Rd

San Jose, Ca 95127

Vendor's Name and Address

West States Venture Group L.L.C.

905 Main St Ste #206

Klamath Falls, OR 97601

Vendee's Name and Address

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

West States Venture Group L.L.C.

905 Main St Ste #206

Klamath Falls, OR 97601

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

West States Venture Group L.L.C.

905 Main St Ste #206

Klamath Falls, OR 97601

M05-68583

Klamath County, Oregon

11/08/2005 12:12:51 PM

Pages 3 Fee: \$31.00

MEMORANDUM OF LAND SALE CONTRACT

KNOW ALL BY THESE PRESENTS that on October 20, 2005Jacinto ViramontesWest States Venture Group L.L.C.

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:

E 1/2 OF TRACT 17 IN BLOCK 4 OF FIRST ADDITION TO
ALTAMOUNT ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN
THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON, SAVING
AND EXCEPTING THAT PORTION IN THE WIDENING OF MARYLAND STREET AS
DISCLOSED BY ORDER RECORDED JULY 28, 1969 IN M-69 ON PAGE 6497 - SEE
EXHIBIT "A" FOR DETAILS - (IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The true and actual consideration paid for this transfer, set forth in the contract, is \$ 50,000.00, payable \$ 1.00
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 Nov 8 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 _____) ss.

This instrument was acknowledged before me on _____
by _____This instrument was acknowledged before me on _____
by _____
as _____
of _____

Notary Public for Oregon

My commission expires _____

310A
OK
Lonnie Jacobs

Memorandum of land sale contract for:
3119 Maryland Avenue
Klamath Falls, Oregon

State of California }
County of Santa Clara } ss.

On November 1, 2005 before me, Donna M. Cortez, personally appeared
Jacinto Viramontes

Personally known to me (or provided to me on the basis of satisfactory evidence) to be
the person(s) whose name(s) is are subscribed to the within instrument and acknowledge
to me that he/she/they executed the same in his/her/their authorized capacity(ies), and
that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf
of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



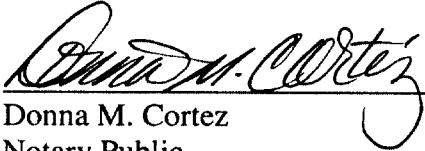


Donna M. Cortez
Notary Public

Exhibit A

The details of this consideration read as follows. Viramontes Jacinto is selling his property, their real estate, located at 3119 Maryland Ave, Klamath Falls, Oregon, to West States Venture Group LLC. West States Venture Group, LLC, shall pay all closing costs at close of escrow.

Viramontes Jacinto



West States Venture Group LLC

