

PEACHY, P & CAROL L. THOMAS
3443 PINE CONE PLACE
CHILQUIN, OREGON 97624

WEST STATES VENTURE GROUP LLC
905 MAIN ST. SUITE 206
KLAMATH FALLS, OR. 97604

After recording, return to (Name, Address, Zip):
"SAME AS VENDEE"

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

WEST STATES VENTURE GROUP LLC
905 MAIN ST. SUITE 206
KLAMATH FALLS, OR. 97604

M05-69547

Klamath County, Oregon

11/21/2005 03:15:38 PM

Pages 1 Fee: \$21.00

MEMORANDUM OF LAND SALE CONTRACT

KNOW ALL BY THESE PRESENTS that on

PEACHY, P & CAROL L. THOMAS

WEST STATES VENTURE GROUP LLC

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: TWP 30 RNG 9, BLOCK SEC 17, TRACT NE4SW4, ACRES 40.00 POTENTIAL ADDITIONAL TAX LIABILITY

TWP 30 RNG 9, BLOCK SEC 20, TRACT E2SE4 ACRES 531.23.

POTENTIAL ADDITIONAL TAX LIABILITY. ALL MINERALS RESERVED BY SELLER.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The true and actual consideration paid for this transfer, set forth in the contract, is \$1,200,000.00 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 FULL AT CLOSING.

IN WITNESS WHEREOF, the vendor(s) executed this memorandum on November 10, 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 ss.

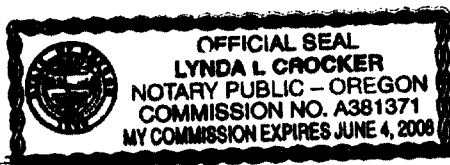
This instrument was acknowledged before me on November 10, 2005 by Peachy P. Thomas and Carol L. Thomas

This instrument was acknowledged before me on

by

as

of



Lynda L. Crocker

Notary Public for Oregon

My commission expires

6-04-08

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