

1st 732017

MEMORANDUM OF CONTRACT OF SALE

M06-00327

Klamath County, Oregon

01/06/2006 11:47:49 AM

Pages 4 Fee: \$36.00

DATED: January 1, 2006

BETWEEN: Thompson-Jackson Limited Partnership ("Seller")
3700 Roosevelt Drive
Corvallis OR 97330

AND: Hector Abarca
H-Lube, LLC (collectively, "Purchaser")
1730 Washburn Way
Klamath Falls OR 97603

Pursuant to a Contract of Sale dated this same date, Seller sold to Purchaser Seller's interest in that certain property in Klamath County, Oregon, more particularly described in the attached Exhibit A. If not earlier paid, all amounts owed under the Contract of Sale shall be due and payable on January 1, 2021. The true and actual consideration for this conveyance is \$450,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1 OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

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

Hector Abarca
1730 Washburn Way
Klamath Falls OR 97603

Property Tax Account No. R530740

36^F

IN WITNESS WHEREOF, the parties have caused this memorandum to be executed as of the day and year first above written.

Seller:

Thompson-Jackson Limited Partnership

Mary Jackson
By: Mary Jackson, General Partner

W. Kory Jackson
By: W. Kory Jackson, General Partner

Purchaser:

Hector Abarca
Hector Abarca, personally

H-Lube, LLC

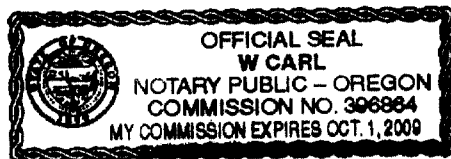
Hector Abarca
By: Hector Abarca, Member

Guarantor of Purchaser Obligations:

Marbel Abarca
Marbel Abarca, personally

STATE OF OREGON)
) ss:
County of Benton)

This instrument was acknowledged before me on January 4, 2006 ~~December 4, 2005~~, by Mary Jackson. and W. Kory Jackson.



W. Carl
Notary Public for Oregon
My Commission Expires: 10-01-09

STATE OF OREGON)
) ss:
County of Klamath)

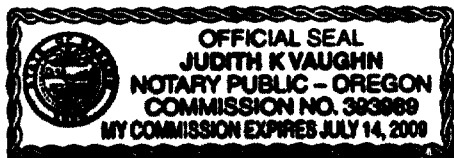
This instrument was acknowledged before me on December 30, 2005, by Hector Abarca.



Judith K. Vaughn
Notary Public for Oregon
My Commission Expires: July 14, 2009

STATE OF OREGON)
) ss:
County of Klamath)

This instrument was acknowledged before me on December 30, 2005, by Marbel Abarca.



Judith K. Vaughn
Notary Public for Oregon
My Commission Expires: July 14, 2009

Exhibit "A"

Lots 3, 11, 12, 13 and 14 in Block 3, Sixth Street Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.