

F.A.

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



Linda Maria Garcia  
 1912 Lancaster Ave.  
 Klamath Falls, OR 97601  
 Vendor's Name and Address

West States Venture Group LLC  
 905 Main St Suite 206  
 Klamath Falls, OR 97601  
 Vendee's Name and Address

M06-02243

Klamath County, Oregon

02/06/2006 10:12:38 AM

Pages 2 Fee: \$26.00

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

Same as vendee

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

Same as vendee

## MEMORANDUM OF LAND SALE CONTRACT

KNOW ALL BY THESE PRESENTS that on 1-19-05,  
Linda Maria Garcia, as vendor(s), and  
West States Venture Group 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: \* see exhibit A for details of this consideration \*

Situs: 1912 Lancaster Ave.

Legal: Klamath Falls 2nd Addition, Block 22, Lot 9 &amp; 10

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The true and actual consideration paid for this transfer, set forth in the contract, is \$ 84,000, payable \$ 1  
 down on the signing of the contract and the balance payable in ☐ monthly ☐ quarterly ☐ semi-annual ☐ annual installments (indi-  
 cate 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 January 19, 2006. 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 REG-  
 ULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON  
 ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-  
 PRIATE 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."

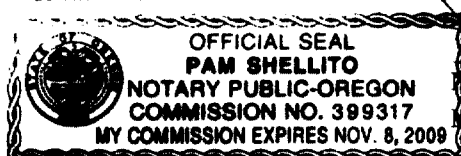
STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on January 19, 2006,  
 by Linda Maria Garcia

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

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Pam Shellito  
 Notary Public for Oregon  
 My commission expires Nov 8, 2009

26CA Ltn Larry Sawell

## Exhibit A

The details of this consideration read as follows. Linda Maria Garcia has agreed to sell her subject property at 1912 Lancaster Ave., Klamath Falls, OR 97601. The agreement states Linda will receive \$84,000.00 due and payable in escrow, on or before July 31<sup>st</sup>, 2006. This sale is subject to inspections, financing, and an appraisals.

(Seller) Linda Maria Garcia



(Buyer) West States Venture Group LLC



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