

NW



LAURENCE ROBERT SHOGREN
 3844 DENVER AVE
 KLAMATH FALLS, OR 97603
 Vendor's Name and Address
 WEST STATES VENTURE GRP, LLC
 905 MAIN ST. #206
 KLAMATH FALLS, OR 97601
 Vendee's Name and Address

M06-07615

Klamath County, Oregon

04/19/2006 01:21:00 PM

Pages 2 Fee: \$26.00

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

WEST STATES VENTURE GRP, LLC
 905 MAIN ST. #206
 KLAMATH FALLS, OR 97601

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

WEST STATES VENTURE GRP, LLC
 905 MAIN ST. #206
 KLAMATH FALLS, OR 97601

MEMORANDUM OF LAND SALE CONTRACT

KNOW ALL BY THESE PRESENTS that on

LAURENCE ROBERT SHOGREN, 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:

LEGAL DESCRIPTION AS ~~3546 SUMMERS LANE WEST~~
~~RIVERSIDE DRIVE~~ KNOWN AS 3844 DENVER AVE
 (SEE ATTACHED "EXHIBIT A")
 TWP 39, Rnge 9, Block SEC 10, TRACT POR N2 S24N2E4, Acres 0.77

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The true and actual consideration paid for this transfer, set forth in the contract, is \$80,000.00, 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 April 10, 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 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 Klamath

This instrument was acknowledged before me on April 10, 2006

by Laurence Robert Shogren

This instrument was acknowledged before me on

by

as

of

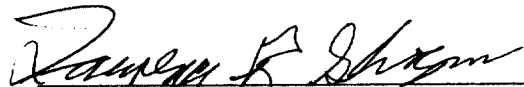


Pam Shellito
 Notary Public for Oregon

My commission expires Nov 8, 2009

Exhibit "A"

Details of this consideration reads as follows, buyers have five days to inspect said property before recorded. Sixty day closing or soon thereafter, as financing can be arranged ,with an interest rate suitable to the buyer


Seller

4-10-06
Date