

ES

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



Vince & Adam Motz
 3731 Summers LN
 Klamath Falls, OR 97603
 Vendor's Name and Address
 West States Venture Group LLC
 905 main St, Suite 206
 Klamath Falls, OR 97601
 Vendee's Name and Address

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

(vendee)

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

(vendee)

2006-016575

Klamath County, Oregon



00001431200600165750030038

SPACE RE: 08/17/2006 12:53:50 PM

Fee: \$31.00

RE

MEMORANDUM OF LAND SALE CONTRACT

KNOW ALL BY THESE PRESENTS that on August 8th 2006
~~Vince & Adam L. Motz~~ Vince L. Motz, 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: situs: 3731 Summers Lane

Legal: 5 1/2 W 1/4 of section 11, Township 39
 South, Range 9 east of Willamette Meridian

*see exhibit A for details * see exhibit B for Legal description

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The true and actual consideration paid for this transfer, set forth in the contract, is \$ 120,000⁰⁰, payable \$ /
 down on the signing of the contract and the balance payable in ☒ monthly ☐ quarterly ☐ semi-annual ☐ annual installments
 (indicate 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 August 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.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFER-
 RING 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 REGULA-
 TIONS. 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, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOR-
 EST 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)).

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on August 10, 2006

by Adam L. Motz + Vince L. Motz

This instrument was acknowledged before me on

by

as



OFFICIAL SEAL
 EMILY COE
 NOTARY PUBLIC- OREGON
 COMMISSION NO. 379907
 MY COMMISSION EXPIRES APR 21, 2008

Notary Public for Oregon

My commission expires

April 21, 2008

Exhibit A

The details of this consideration read as follows. Vince and Adam Motz have agreed to sell their subject property in Klamath falls Oregon located at 3731 Summers Lane. Buyers, West States Venture Group LLC have 45 days from date of recording to make the balloon payment of \$120,000.00 through escrow. This sale is subject to financing, appraisal ,and inspections. Agreement is subject to a walk through by the buyers.

(Seller) Vince Motz

(Seller) Adam Motz

(Buyer) West States Venture Group LLC Chris Smith

EXHIBIT ~~B~~ ^B
LEGAL DESCRIPTION

3447

The S1/2 SW1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West section line which lies North 1 degree 12' West a distance of 75 feet from the iron axle which marks the quarter corner common to Sections 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, and running thence North 88 degrees 57' East parallel to the East-West quarter line of said Section 11 a distance of 342 feet to an iron pin; thence North 1 degrees 12' West parallel to the West section line of said Section 11 a distance of 75.4 feet to an iron pin; thence South 88 degrees 57' West a distance of 342 feet to a point on the said Section line; thence South 1 degree 12' East along said Section line a distance of 75.4 feet, more or less, to the point of beginning.

LESS AND EXCEPT that portion that lies within Summers Lane.

TOGETHER WITH a 1978 BROAD mobile home, plate #X155642.

State of Oregon, County of Klamath
Recorded ~~26700~~ ³⁴⁴⁷
In Vol. M00 Page ~~3442~~
Linda Smith,
County Clerk Fees ~~46~~ ⁰⁰