

Contract of Sale - Real Estate

Property ID: R396663

Send Tax Statement To:

Ryan, Michael J. & Leann R.

510 Hamilton St.

Buffalo, WY 82834

When Recorded, Please
Return To:

Horse Creek Group, LLC

P.O. Box 60092

Reno, NV 89506

2006-019284

Klamath County, Oregon



00004664200600192840020029

09/26/2006 10:18:10 AM

Fee: \$26.00

Agreement for the sale of the following parcel of land, for the sum of \$10,200.00 to: Horse Creek Group, LLC, PO Box 60092, Reno, NV 89506

In the unincorporated area of Klamath County, Oregon:

(Legal Description)

Plat 1, Lot 21, Block 19, Klamath Falls Forest Estates

MAP: R-3711-027C0-00400-000

Buyer will has paid \$545.99 down, leaving a balance of \$9,654.01 to be paid in the amount of \$122.29 or more per month, at the rate of 9 % interest, which will be included in the monthly payment. In addition to the monthly payment of \$122.29, \$7.40 will be due for taxes and association dues for a total payment of \$129.69. There is no prepayment penalty, and if the balance is paid in full within 90 days, the seller will reduce the amount by 10% of the remaining balance.

Seller(s) has paid all property taxes current, and buyer(s) will pay all taxes hereafter, beginning with the next tax bill issued by Klamath County. Buyer(s) will make tax payments with each monthly payment, and seller(s) will make the tax payment when the tax bill is issued. If annual taxes increase, payment will be adjusted to compensate for the increase.

Seller(s) has paid all road association dues current, and buy(s) will pay all dues hereafter, beginning with the next bill issued by Klamath Road Association. Buyer(s) will make the association payment when bill is issued.

Principal and interest on the remaining balance of \$ 9,654.01 will begin on the 20th day of February, 2005. The additional 119 payments will become due and payable on the 20th day of each calendar month thereafter until paid in full.

After the principal balance of \$ 9,654.01 has been paid in full, the seller will issue a Bargain and Sale Deed to the buyer. The Bargain and Sale Deed will be for the above legally described parcel of land.

LATE PAYMENT FEE AND DISHONORED CHECK FEE. In the event any installment is delinquent more than (10) ten days of its scheduled due date, Borrower agrees to pay a late fee of (6%) six percent of the installment due. Borrower additionally agrees to pay (\$30.00) Thirty and NO/100s Dollars, for each returned check dishonored by the bank said check was drawn on, and Lender may, at their sole option, require all future payments to be certified funds.

If the buyer(s) becomes delinquent three (3) or more months in payments, the land will automatically revert back to the seller(s), and the buyer(s) will forfeit all money paid to date, rights and title whatsoever, without recourse to the above described parcel of land.

I, the undersigned, have read, fully understand, agree to, and will abide to the above-described terms.

Buyer(s)

A.W. Hurst

Date: 2/17/05

Date: _____

Senior Partner of Horse Creek Group, LLC

STATE OF: Nevada

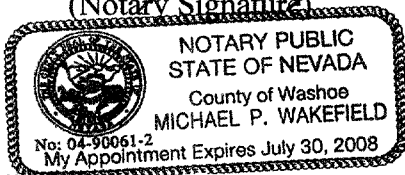
COUNTY OF: Washoe

On February 17th, 2005, before me, Michael P. Wakefield A Notary Public, personally appeared A.W. Hurst, Senior Partner of Horse Creek Group, LLC, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities and that by their signatures on the instrument the person(s), or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Michael P. Wakefield

(Notary Signature)



Seller(s)

Michael Ryan Date: 2/23/05 LeeAnn Ryan Date: 2/23/05

STATE OF WYOMING

COUNTY OF JOHNSON

On 2/23, 05, before me, Katherine A. Zezas A Notary Public, personally appeared, Michael Ryan & LeeAnn Ryan, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities and that by their signatures on the instrument the person(s), or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Katherine A. Zezas

(Notary Signature)

