

1st 2189908 CW  
The Whiskey Creek Land Company, LLC  
c/o Richard Smith  
11725 Hazelgreen Rd. NE  
Silverton OR 97381

2014-000003  
Klamath County, Oregon  
01/02/2014 11:29:55 AM  
Fee: \$47.00

Seller

Topham Family Trust  
35133 Sprague River Road  
Sprague River, OR 97639

Buyer

MEMORANDUM OF LAND SALE CONTRACT

SELLER: The Whiskey Creek Land Company, LLC, an Oregon Limited Liability Company, hereby agrees to sell,  
BUYER: Bruce S. Topham and Virginia A. Topham, Co-Trustees of the Topham Family Trust dated April 28, 2011, hereby agree to purchase,  
PROPERTY: Situated in Klamath County, State of Oregon, described as follows:  
The Following Government Lots located in Township 36 South, Range 11 East of the Willamette Meridian, in Section 12, Lots 19, 20, 21, 22, 27, 28, 29 and 30, and in Section 13, Lots 2, 7, 10, 15, 19, 22, 3, 4, 5, 6, 11, 12, 13 and 14.  
Situs Address: Undeveloped Land  
Tax Parcel Nos. R335925 and R335845

Pursuant to the terms of a Land Sale Contract of this date, which provisions include as additional security to Seller assignment of all rents, issues, income and profits from the property. The true and actual consideration for this conveyance is \$200,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

DATED: December 31, 2013.

The Whiskey Creek Land Co., LLC  
*Richard Smith*  
Richard Smith, Member

STATE OF OREGON, County of Marion) ss.

The foregoing instrument was acknowledged before me on this 31<sup>st</sup> day of December, 2013, by Richard Smith as a members of The Whiskey Creek Land Co., LLC.

*Vicki A. Peterson*  
Notary Public for Oregon  
My commission expires:

*Bruce Topham Co-Trustee*  
By Bruce Topham, Co-Trustee

Topham Family Trust  
*Virginia Topham, Co-Trustee*  
By Virginia Topham, Co-Trustee

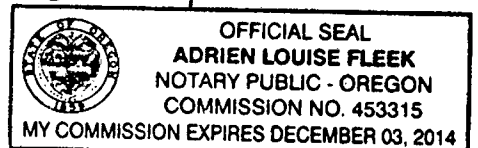
STATE OF OREGON, County of Klamath) ss.

The foregoing instrument was acknowledged before me on this 31 day of December, 2013 by Bruce Topham and Virginia Topham, Co-Trustees of the Topham Family Trust.

*Adrien Fleeck*  
Notary Public for Oregon  
My commission expires: 12-31-14

AFTER RECORDING, RETURN TO:  
Churchill Leonard Lawyers  
PO Box 804  
Salem OR 97308

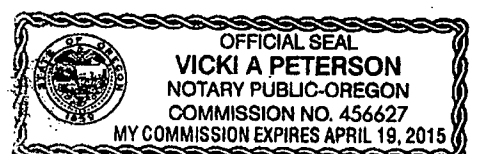
SEND TAX STATEMENTS TO:  
Bruce Topham, Co-Trustee  
35133 /Sprague River Road  
Sprague River, OR 97639



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Churchill Leonard Lawyers  
PO Box 804; Salem, OR 97308  
(503) 585-2255



47F

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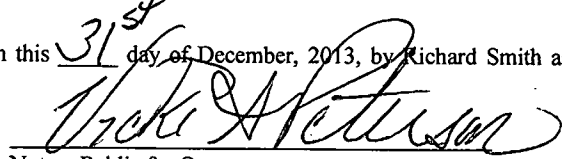
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Richard Smith, Member

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Notary Public for Oregon  
My commission expires:

Topham Family Trust

By Bruce Topham, Co-Trustee

By Virginia Topham, Co-Trustee

STATE OF OREGON, County of Klamath) ss.

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