

APR 08 1999

After recording, return to:

David A. Hilgemann
Attorney at Law
530 Center Street NE, Suite 700
Salem, OR 97301

EAT. 246402

MEMORANDUM OF LAND SALE CONTRACT

BY INSTRUMENT dated the 5th day of April, 1999, WILBUR & DELK, an Oregon partnership consisting of JOHN C. WILBUR and ROBERT W. DELK, Seller, sold to COPPERSTONE, INC., an Oregon corporation, Buyer, the property described in Exhibit "A," attached hereto and incorporated herein, including improvements and fixtures thereon, situated in Marion County, Oregon, and more commonly known as 2410 Mission Street SE, Salem, Oregon.

THIS MEMORANDUM is executed to evidence and confirm the Land Sale Contract to which reference is made for its terms and conditions, which include the following:

The true and actual consideration stated
in terms of dollars is \$460,000.00.

UNTIL A CHANGE IS REQUESTED, all tax statements shall be
sent to the following address:

Copperstone, Inc.
c/o Rodney L. Aldrich, President
2410 Mission Street SE
Salem, OR 97302

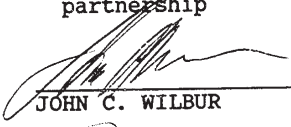
DATED this 5th day of April, 1999.

SELLER:

BUYER:

WILBUR & DELK, an Oregon
partnership

COPPERSTONE, INC., an Oregon
corporation


JOHN C. WILBUR

By: 



ROBERT W. DELK

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STATE OF OREGON)
) ss.
COUNTY OF MARION)

On the 5th day of April, 1999, personally appeared the above-named JOHN C. WILBUR, a partner of WILBUR & DELK, an Oregon partnership, and acknowledged the foregoing instrument to be his voluntary act and deed.

Sandra L. Murphy
Notary Public for Oregon
My Commission Expires: 3-22-00


STATE OF OREGON)
) ss.
COUNTY OF MARION)

On the 2nd day of April, 1999, personally appeared the above-named ROBERT W. DELK, a partner of WILBUR & DELK, an Oregon partnership, and acknowledged the foregoing instrument to be his voluntary act and deed.

Sandra L. Murphy
Notary Public for Oregon
My Commission Expires: 3-22-00

STATE OF OREGON)
) ss.
COUNTY OF MARION)



On the 6th day of April, 1999, personally appeared before me Rodney L. Aldrich and, being duly sworn on oath, did say that he/she was the President of COPPERSTONE, INC., an Oregon corporation, and acknowledged the foregoing instrument to be the voluntary act and deed of said corporation.

Sandra L. Murphy
Notary Public for Oregon
My Commission Expires: 3-22-00



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EXHIBIT "A"

A portion of Lots 5 & 6, MILLERS MILL CREEK RURAL HOME TRACTS, Plat Volume 2, Page 48, Marion County, Oregon, and more particularly described as follows:

Beginning at a point on a line parallel with and a perpendicular distance of 5.00 feet, measured Southerly, from the Southerly right of way line of Mission Street, said point bears South 0°31'30" West 5.79 feet and South 59°11' East 34.74 feet from a 1/2 inch iron pipe marking the Northwestern corner of that portion of land described in Volume 656, Page 435, Deed Records for Marion County, Oregon, and running thence South 0°31'30" West 220.95 feet parallel with the Westerly boundary line of said described parcel to a point; thence South 89°28'30" East 116.00 feet to a point; thence North 0°31'30" East 153.19 feet parallel with said Westerly boundary line to a point on said line parallel with the Southerly right of way line of Mission Street; thence North 59°11' West 134.34 feet along said line to the point of beginning.

SAVE AND EXCEPT that portion conveyed to the State of Oregon, June 22, 1987, in Reel 555, Page 144, Marion County Records.

REEL:1586

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April 08, 1999 , 02:40P

CONTROL #: 1586281

State of Oregon
County of Marion

I hereby certify that the attached
instrument was received and duly
recorded by me in Marion County
records:

FEE: \$45.00

ALAN H DAVIDSON
COUNTY CLERK