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Instrument # 248487
 MURPHY, OWYHEE, IDAHO
 2004-01-20 04:21:18 No. of Pages: 4
 Recorded for: PIONEER TITLE COMPANY
 CHARLOTTE SHERBURN
 Ex-Officio Recorder Deputy *C. Sherburn*
 Fee: 12.00
 Instrument # 248487

MEMORANDUM OF AGREEMENT FOR SALE OF REAL ESTATE

This Memorandum of Agreement for Sale of Real Estate is made and executed by and between the Sam and Rosalyn Pitman Family Revocable Trust, dated November 8, 1999 ("Seller") and J and M Cattle, Inc. ("Buyer"), an Idaho corporation, this 20th day of January, 2004.

This Memorandum of Agreement for Sale of Real Estate involves the following real property located in Owyhee County, Idaho, and which consists of approximately 180 acres of land, more or less, and the improvements located thereon, including the wheel lines, hand line, and irrigation pump and panel located thereon, and is more particularly described as follows:

See Exhibit "A", attached hereto and made a part hereof.

TERMS: Buyer is to make monthly payments amortized over a ten (10) year period to Seller, the last of which is due January 20, 2014, pursuant to the Agreement for Sale of Real Estate executed by the parties. Said sale is subject to a Mortgage recorded September 22, 1986 as Instrument No. 190272, and an Agreement to modify the terms of said Mortgage recorded May 13, 1994 as Instrument No. 212816, and an Agreement to modify recorded August 17, 1999 as Instrument No. 229477 all of records of Owyhee County, Idaho.

IN WITNESS WHEREOF, the parties hereto have set their hands on the day and year in this Memorandum first above written.

SAM AND ROSALYN PITMAN FAMILY
 REVOCABLE TRUST, dated November 8,
 1999

By *Samuel C. Pitman*
 SAMUEL C. PITMAN, Trustee

By *Rosalyn A. Pitman*
 ROSALYN A. PITMAN, Trustee
 --SELLERS--

No warranties of any kind are implied
 nor representations made by Buyer
 The Cattleman regarding the document
 or its effect on the land it involves.

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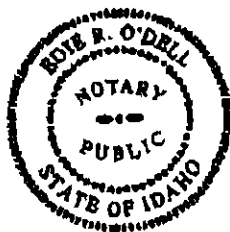
J and M Cattle, Inc.

By: *[Signature]*
 JON C. MORTENSEN, President
 BUYER--

STATE OF IDAHO)
) as:
 County of Canyon)

On this 20th day of January, 2004, before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared SAMUEL C. PITMAN and ROSALYN A. PITMAN known identified to me to be the trustees of the SAM AND ROSALYN PITMAN FAMILY REVOCABLE TRUST, dated November 8, 1999 which executed the instrument or the persons who executed the instrument on behalf of said trust, and acknowledged to me that such trust executed the same.

20th IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this day of January, 2004.



*SEAL

[Signature]
 NOTARY PUBLIC FOR IDAHO
 Residing at: *[Signature]*
 My Commission Expires: 4/17/2009

No warranties of any kind are implied nor representations made by Pioneer Title Company regarding this document or its effect on the land it involves.

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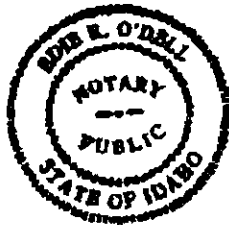
STATE OF IDAHO)
) ss:
 County of Canyon)

On this 20th day of January, 2004, before me, the undersigned, a Notary Public in and for the said State, personally appeared JON C. MORTENSEN known or identified to me to be the president of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

In WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Edie R. O'Dell
 NOTARY PUBLIC FOR IDAHO
 Residing at: Hampton, ID
 My commission expires: 4/17/2009

*SEAL



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Exhibit "A"

PARCEL I

Township 1 South, Range 3 West, Boise Meridian, Owyhee County, Idaho. Section 13: South half of the Northeast Quarter; North half of the Southeast Quarter.

PARCEL II

That portion of the Northeast Quarter Northeast Quarter of Section 13, Township 1 South, Range 3 West, Boise Meridian, Owyhee County, Idaho which lays south of the approximate centerline of the Reynolds Creek Irrigation Lateral, being described as follows:

Commencing at the Northeast corner of said Section 13, in the intersection of State Highway No. 75 and Agenbrood Road; thence

South 80°05'14" East, 1048.90 feet along the east line of said Section 13 (Agenbrood Road) to a half inch rebar set in the approximate centerline of said Reynolds Creek Irrigation Lateral and the POINT OF BEGINNING; thence

South 00°05'14" East, 267.48 feet along said East section line (Agenbrood Road) to the Southeast corner of said Northeast Quarter Northeast Quarter; thence

North 89°54'35" West, 1338.82 feet along the south line of said Northeast Quarter Northeast Quarter to the Southwest corner of same, marked by a half inch rebar witness corner set 3.08 feet southerly of said corner; thence

North 00°00'55" East, 879.24 feet along the west line of said Northeast Quarter Northeast Quarter to the intersection of same with the approximate centerline of said Reynolds Creek Irrigation Lateral, said point being marked by a half inch rebar witness corner set 6.00 feet northerly of said point; thence, along said approximate centerline the following courses:

South 87°46'42" East, 186.56 feet; thence

South 71°30'34" East, 440.48 feet; thence

South 67°11'11" East, 531.18 feet; thence

South 60°28'07" East, 365.15 feet along said approximated centerline to the POINT OF BEGINNING.

S.E.P. *[Signature]*

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The Company regarding this document
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