

EXHIBIT E

RECEIVER'S EARNEST MONEY AGREEMENT

James R. Richards ("Buyer"), whose address is 62307 Leffel Rd, La Grande, OR 97850, offers to purchase from Michael A. Grassmueck, Inc., Receiver ("Receiver" or "Seller"), whose address is PO Box 5248, Portland, Oregon 97208-5248, the real property, all water rights, and all improvements thereon and appurtenances thereto, commonly known as 220 1/2 L Ave, La Grande, OR located in Union County, Oregon, and more particularly described on the attached Exhibit A (the "Land") together with any personal property located thereon owned by Seller and used or useful in connection with the operation of the Land (the "Personal Property") (the Land and the Personal Property are collectively referred to herein as the "Property") for the purchase price of \$ 285,000.00 (the "Purchase Price") on the terms set forth in this RECEIVER'S EARNEST MONEY AGREEMENT (this "Agreement"):

1. PAYMENT OF PURCHASE PRICE:

1.1. Concurrently with the execution of this Agreement, Buyer has delivered to Listing Agent/ X Selling Agent an earnest money deposit in the amount of \$10,000.00 (the "Earnest Money"). The Earnest Money shall be deposited as provided in Section 21 below and shall be applicable to the Purchase Price upon the Closing.

1.2. Buyer shall deliver into Escrow the balance of the Purchase Price (i.e., \$275,000.00) in immediately available funds in accordance with Section 3 below.

1.3. The Earnest Money and the balance of the Purchase Price shall be made payable to: Pacific Northwest Title Company

1.4. If a loan is being assumed in connection with Buyer's acquisition of the Property, Buyer shall (a) pay any assumption fee required in connection with the assumption of the loan, and (b) purchase the reserve account, if any, held in connection with such loan.

1.5. Special conditions: NONE

2. TITLE AND CONDITION OF PROPERTY: The Property is to be conveyed by Receiver's Deed as described below. Prior to Closing, a title report for the Property (the "Title Report") showing the Seller's status of title shall be provided to Buyer by Abstract & Title, Title Company. The Title company shall be Pacific Northwest Title Company (the "Closing Escrow"). Costs of the Title Report shall be borne equally by the Buyer and Seller. The Title Report shall be conclusive evidence of the status of the Seller's record title. Seller shall have no obligation to eliminate or ameliorate any matters relating to the condition of title to the Property.

Seller [Signature] 6/21/08
Date
Buyer [Signature] 7-17-08
Date

2.1. The deed for the Property, which is to be delivered to the Buyer shall be a Receiver's Deed (the "Receiver's Deed"). The Receiver's Deed shall convey the Receiver's interest, if any, in the Property. Under the Receiver's Deed, neither Receiver, Seller, nor the Seller's agent make any warranties, express, implied or statutory, as to the title of the Property, its quality or quantity. Buyer shall look solely to the title insurance policy obtained in this transaction, if any, by Buyer for any assurance as to the ability of the Receiver to provide marketable title to the Property.

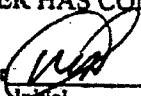
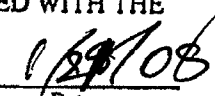

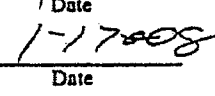
2.2. It is agreed that if the title to the Property is not marketable or cannot be made so within thirty (30) days after written notice, together with a written statement of defects, is delivered to the Seller, the Earnest Money delivered to Receiver shall be refunded to Buyer.

2.3. If the title to the Property is marketable, and Buyer fails to timely make payments of the Purchase Price as set forth in Section 1 above, or otherwise neglects or refuses to comply with any of the conditions of this Agreement within twenty (20) days of written notice from Seller, then Seller shall have the following options at Seller's sole discretion:

- (a) The Earnest Money shall be forfeited to the Seller as liquidated damages.
- (b) Seller shall be entitled to specific performance by Buyer; or
- (c) Seller shall be entitled to recover damages from Buyer for Buyer's failure to complete the sale and fulfill the obligations set forth in this Agreement.

2.4. Buyer understands that Seller makes no representations or warranties, express, implied or statutory, as to the Property or any aspect thereof or any improvement thereon. Buyer is purchasing the Property in its existing condition, "AS-IS, WHERE-IS, WITH ALL FAULTS", that is, with all defects, if any. Seller makes no representations or warranties regarding the quality or quantity of the Property. Buyer is purchasing the Property having been given the opportunity to perform any tests and inspections regarding the Property desired by Buyer and to review all documents relating to the Property. By completing the sale of the Property, Buyer acknowledges that (a) Buyer has conducted any and all inspections and tests regarding the Property which Buyer desired to conduct, (b) Buyer has reviewed all documents relating to the Property that Buyer desired to review, and (c) Buyer is satisfied with all aspects of the Property.

2.5. THE PARTIES ARE AWARE THAT THE RECEIVER MAY SELL THE PROPERTY ONLY AFTER APPROVAL OF THE UNITED STATES DISTRICT COURT FOR THE NORTHERN DISTRICT OF GEORGIA, ATLANTA DIVISION (THE "DISTRICT COURT") AS TO THIS AGREEMENT AND ITS TERMS. THE PARTIES AGREE THAT THE SALE OF THE PROPERTY IS CONTINGENT UPON RECEIVING SUCH APPROVAL FROM THE DISTRICT COURT. IF THIS AGREEMENT IS NOT APPROVED BY THE DISTRICT COURT AND THE BUYER HAS COMPLIED WITH THE

Seller		
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Buyer		
	Initial	Date

TERMS OF THIS AGREEMENT TO THE DATE OF SAID DISAPPROVAL, THE EARNEST MONEY DELIVERED IN CONNECTION WITH THIS AGREEMENT SHALL BE RETURNED TO THE BUYER.

2.6. The Personal Property includes all built-in appliances, all-to-wall carpeting, drapery and curtain rods, window and door screens, storm doors and windows, irrigation, plumbing, ventilation, cooling and heating fixtures and equipment including oil tanks, water heaters, attached electric light and bathroom fixtures, light bulbs, fluorescent lamps, window blinds, awnings, attached television antennae, shrubs, trees, and all other fixtures, but excludes detached fireplace tools and: _____

2.7. The following Personal Property, in "AS-IS" condition, is included in the Purchase Price: Two forklifts, two, air compressors, 3 mounted cranes. Unless otherwise stated herein, the Personal Property in this transaction has no value and is not security for any unpaid balances owed.


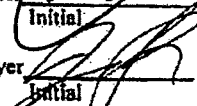
2.8. The Property will be sold subject to any and all leases, licenses and rental or occupancy agreements relating to the Property (collectively, the "Leases"). Buyer acknowledges that Buyer has had an opportunity to review the Leases.

3. **DISTRICT COURT APPROVAL:** This Agreement is expressly contingent upon final approval from the District Court of the sale of the Property in accordance with the terms of this Agreement.

3.1. Seller shall not submit a "Motion to Authorize Sale" or otherwise request that the District Court approve the transaction described in this Agreement until Buyer has notified Seller in writing that all conditions to Buyer's offer have been satisfied or the satisfaction of such conditions is deemed to have occurred as provided in Section 13 below.

3.2. Buyer acknowledges that the sale of this Property is be subject to notice and overbid requirements and that the District Court may auction the Property and allow bidding in excess of any written offer to purchase the Property (including, without limitation, this Agreement). If there is an auction or overbid, Buyer shall have the right, but not the obligation, to participate in any further bid proceeding. In the event the District Court does not approve the sale of the Property in accordance with the terms of this Agreement, including the Purchase Price, and Buyer has complied with all terms and conditions of this Agreement, then this Agreement shall be considered as having never been executed and the parties shall have no liability to one another arising out of this Agreement or the transaction proposed herein. In the event of a bidding procedure or auction, any bid by Buyer, apart from this Agreement, shall be on the terms set by the Seller or the District Court, as applicable, at the time of bidding.

4. **CLOSING:** If the District Court approves the sale of the Property pursuant to this Agreement, Buyer and Seller shall open an escrow (the "Escrow") with the Title Company

Seller		1/21/08
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Buyer		1-17-08
	Initial	Date

promptly following the District Court's entry of an order approving the sale (the "Order"). The Closing will take place at the offices of the Title Company located at 111 SW Columbia, Ste. 1280, Portland, Oregon 97201 (Yvonne Clifford). Closing documents shall be executed and Buyer's funds deposited into Escrow on or before ten (10) days after entry of the Order, or as soon thereafter as financing documents can be prepared and marketable title delivered, but not to exceed ten (10) additional business days. Notwithstanding the foregoing, Buyer's ability to obtain financing for the Property is not a condition to Closing. For purposes of this Agreement, "Closing" shall mean the date on which the Receiver's Deed is recorded in the office of the recorder of the county in which the Property is located. Time is of the essence of this Agreement.

5. **POSSESSION:** Seller shall deliver possession of the Property to Buyer upon the Closing subject to the Leases and the rights of tenants thereunder, if any.

6. **PRORATIONS:** Prorations for rents and other receivables under the Leases, if any, taxes and assessments for the current tax period, interest on assumed obligations, other prepaid expenses attributable to the Property, and gas, water, electricity, sewer and other utilities and operating expenses relating to the Property shall be made on a calendar year basis as of the date of the Closing. If the parties are unable to obtain final meter readings for any utilities as of the date of the Closing, then such expenses shall be estimated as of the Closing based on the prior operating history of the Property. Upon the Closing, Buyer shall be credited with any security deposits and prepaid rentals made by tenants under the Leases, if any. Buyer shall pay Seller for any unused heating fuel on the Property, if any, upon the Closing. Seller shall terminate any utility services in its name as of the Closing and Buyer shall be responsible for all such utilities as of the Closing.

7. **DEFERRED TAX PROVISIONS:** If the Property will have a deferred tax status after the Closing, and if the deferred status terminates for any reason, Buyer shall be solely responsible for all deferred taxes and shall hold Seller harmless therefrom.

8. **BINDING EFFECT/CONSENT:** Buyer shall not assign, transfer or convey its rights and/or obligations under this Agreement and/or with respect to the Property without the prior written consent of Seller, which Seller may withhold in its sole, absolute and subjective discretion. Any attempted assignment without the prior written consent of Seller shall be void and Buyer shall be deemed in default hereunder. Any permitted assignment shall not relieve, alter or release the assigning party from its primary liability under this Agreement. Subject to the terms of this Section 8, this Agreement is binding upon Buyer, and the heirs, executors, administrators, successor and assigns of the Buyer.

9. **SQUARE FOOTAGE AND MEASUREMENT:** Buyer acknowledges that any size or dimension figures for the Property used by Seller or Seller's agent are estimates only, and are not intended to be relied upon to determine the value of the Property, its fitness for Buyer's purposes, or for any other purpose. Buyer has personally inspected the Property, is independently satisfied with the size, value, and utility of the Property and is not relying on any

Seller [Signature]
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representations or warranties of Seller in connection with Buyer's decision to purchase the Property.

10. APPROVED USES: THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES AND THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352

11. FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT: The Foreign Investment in Real Property Tax Act (FIRPTA) IRC § 1445, requires that every person who purchases real property from a "foreign person" deduct and withhold from the Seller's proceeds ten percent (10%) from the gross sale price with certain exceptions. A "foreign person" is defined to include a non-resident alien individual, foreign corporation, foreign partnership, foreign trust and foreign estate. Seller and Buyer agree to execute and deliver, as appropriate, any instrument, affidavit, or statement, and to perform any acts reasonably necessary to carry out the provisions of FIRPTA.

12. GENERAL PROVISIONS:

12.1. NO MERGER: The obligations set forth in this Agreement shall not merge with the transfer on conveyance of title to any portion of the Property but shall remain in effect until fulfilled.

12.2. SEVERABILITY: If any portion of this Agreement shall be held to be invalid or unenforceable to any extent, the validity and enforceability of the remaining provisions shall not be affected by such invalidity or unenforceability.

12.3. COUNTING OF DAYS: Whenever a time period is set forth in days in this Agreement, the first day from which the designated period of time begins to run shall not be included. The last day of the period so computed shall be included, unless it is a Saturday, Sunday, or legal holiday, in which event such period shall run until the end of the next day which is not a Saturday, Sunday, or legal holiday.

12.4. NOTICES: All notices or other communications required or permitted hereunder shall be addressed as follows and be in writing, and shall be personally delivered, sent

Seller [Signature]

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1/21/08
Date

Buyer [Signature]

Initial

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by overnight mail or sent by registered or certified mail, postage prepaid, return receipt requested, and shall be effective only upon actual receipt thereof or if delivery is rejected, upon the date delivery is attempted but rejected. Any party may, by written notice delivered as provided herein, designate a different address for purposes of this Agreement.

Buyer: James R Richards
62307 Leffel Rd
La Grande, OR 97850

Seller: Michael A. Grassmueck
P.O. Box 5248
Portland, Oregon 97208-5248

12.5. **ENTIRE AGREEMENT:** This Agreement, together with the exhibits described herein, sets forth the entire understanding of the parties with respect to the purchase and sale of the Property. This Agreement supersedes any and all prior negotiations, discussion, agreements, and understandings between the parties. This Agreement may not be modified or amended except by a written agreement executed by both parties.



12.6. **GOVERNING LAW:** This agreement shall be construed, applied and enforced in accordance with the laws of the State of Oregon. Any dispute arising from this agreement shall be submitted to the District Court.

12.7. **EXECUTION IN COUNTERPARTS:** This Agreement may be executed in any number of counterparts and by different parties on separate counterparts. Each counterpart, when so executed and delivered, shall be deemed to be an original and all of which, taken together, shall constitute but one and the same agreement.

13. **COMPLETION OF INSPECTION:** Buyer shall have 5 (five) days from the date the Seller signs this agreement to conduct all inspections with respect to the Property. If Buyer fails to notify Seller in writing within such time that Buyer is withdrawing Buyer's offer made herein, then Buyer shall be deemed to have accepted the condition of the Property and waived all conditions to Buyer's offer to purchase the Property. If Buyer timely notifies Seller in writing of Buyer's withdrawal of the offer, then this Agreement shall be of no further binding effect and Seller shall return Buyer's Earnest Money.

14. **DATE OF EXECUTION:** The date of this Agreement shall be deemed to be the last day of execution set forth below the names of the respective parties.

15. **ACCEPTANCE OF FAX SIGNATURES:** The parties agree that either Buyer or Seller, or both, may initially sign this Agreement and return signature pages via facsimile. Any such facsimile transmission of signature pages shall be binding on all parties as if such parties had delivered original signatures. The parties further agree to send and/or return, via regular mail, originals of any such faxed documents.

Seller		<u>1/21/08</u>
	Initial	Date
Buyer		<u>1-17-08</u>
	Initial	Date

16. **CLOSING COSTS:** All the costs of Closing not specifically mentioned herein shall be paid by the Buyer. Buyer's ability to obtain the closing costs payable by Buyer hereunder is not a condition to Closing.

17. **DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS:**

LEAD WARNING STATEMENT

Every purchaser of any interest in residential real property on which a residential dwelling was build prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

By signing this agreement, the Seller hereby states that it has no knowledge of lead-based paint and/or lead-based paint hazards in any housing or other improvement on the Property, and that the Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in any housing or other improvement on the Property.

By signing this agreement, Buyer acknowledges that Buyer (a) has received the pamphlet "Protect Your Family from Lead in Your Home", and (b) has a period of ten (10) days from the date of execution of this Agreement by Buyer and Seller to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based hazards.

The Seller acknowledges that it is informed as to Seller's obligations under 42 U. S. C. 4852(d) and is aware of its responsibility to ensure compliance. The lead warning statement set forth above is also attached hereto as Exhibit B.

18. **ATTORNEY FEES:** In any suit, action, proceeding or arbitration between Buyer and Seller arising out of this Agreement, the losing party agrees to pay the prevailing party's reasonable attorney's fees and costs awarded by the court or courts in which the action, including any appeal thereof, is tried, heard, or decided. As used in this Section 18, the term "party" includes Buyer, Seller, the Listing Broker, and the Selling Broker.

19. **LIQUIDATED DAMAGES: IF BUYER FAILS TO COMPLETE THE PURCHASE OF THE PROPERTY BECAUSE OF BUYER'S DEFAULT, SELLER SHALL RETAIN, AS LIQUIDATED DAMAGES, THE EARNEST MONEY ACTUALLY PAID. IF THE PROPERTY IS A DWELLING WITH NO MORE THAN FOUR UNITS,**

Seller MA
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1/21/08
Date

Buyer [Signature]
Initial

1-17-08
Date

ONE OF WHICH BUYER INTENDS TO OCCUPY, THEN THE AMOUNT RETAINED SHALL BE NO MORE THAN 3% OF THE PURCHASE PRICE. ANY EXCESS SHALL BE RETURNED TO BUYER.

BUYER'S INITIALS

SELLER'S INITIALS

20. BACKUP OFFERS Until the Closing, Seller shall have the right to accept backup offers for the sale of the Property, may continue to market the Property and negotiate with third parties concerning the sale of the Property. Seller is entitled to execute "backup" agreements and offers for the sale of the Property, which agreements and/or offers shall be subject to Buyer's full and timely performance of this Agreement.

21. EARNEST MONEY INSTRUCTIONS: Buyer instructs that the Earnest Money be handled as follows: The funds are to be deposited with Pacific Northwest Title Co., 111 SW Columbia, Ste. 1280, Portland, Oregon 97201, within 5 days of Buyer's and Seller's mutual acceptance of this Agreement. The undersigned Listing Broker/ Selling Broker acknowledges receipt of earnest money from Buyer of \$10,000.00, in the form of check (copy attached).

Seller

Initial

Date

Buyer

Initial

Date

22. **FINAL AGENCY ACKNOWLEDGMENT:** Buyer and Seller hereby acknowledge and consent to the following agency relationships in this transaction:

- (1) John Collins ("Selling Broker") and Ranch-N-Home Realty, Inc. (Selling Firm) are agents of (check one):
 the Buyer exclusively ("buyer agency")
 the Seller exclusively ("seller agency or subagency")
 both the Buyer and the Seller ("in-company transaction").
- (2) Roger Goodman ("Listing Broker") and Century 21 (Listing Firm) are agents of (check one):
 the Seller exclusively ("seller agency")
 both the Buyer and the Seller (in-company transaction).

UNLESS OTHERWISE DISCLOSED HEREIN, THE LISTING AGENT REPRESENTS THE SELLER AND THE SELLING AGENT REPRESENTS THE BUYER.

Buyer shall sign this acknowledgment at the time of signing this Agreement before submission to Seller. Seller shall sign this acknowledgment at the time this Agreement is first submitted to Seller, even if this Agreement will be rejected or a counter offer will be made. Seller's signature to this Final Agency Acknowledgment shall not constitute acceptance of the Agreement or any terms therein.

Buyer [Signature] Print Jim Richards Date 1-17-08
Buyer _____ Print _____ Date _____
Seller [Signature] Print Michael Grassmeyer Date 1/21/08
Seller _____ Print _____ Date _____

Listing Broker: Century 21 Address: 2307 Adams Ave, La Grande, OR 97850
Phone: 541-963-0511 Licensee: Roger Goodman

Selling Broker: Ranch-N-Home Realty, Inc Address: P O Box 326, La Grande, OR 97850
Phone: _____ Licensee: _____

Seller [Signature] Date 1/21/08
Initial _____ Date _____
Buyer [Signature] Date 1-17-08
Initial _____ Date _____

23. **AGREEMENT TO PURCHASE: BUYER HEREBY ACKNOWLEDGES RECEIPT OF A COMPLETELY FILLED-IN COPY HEREOF WHICH BUYER HAS FULLY READ AND UNDERSTANDS.** Buyer directs that the deed or contract be prepared in the following manner:

James R. Richards

This offer shall automatically expire on 01/24/08 at 5:00 AM/PM, if not accepted by the Seller within that time.

Buyer A (Signature) [Signature] Date 1-17-08 AM PM
 Buyer B (Signature) [Signature] Date _____ AM _____ PM
 Address 62307 Laffel Rd, La Grande, OR Zip: 97850
 Phone Home 541-963-7543 Work 541-962-5197 Work _____ Fax 541-663-8315

24. **AGREEMENT TO SELL: SELLER ACKNOWLEDGES A COMPLETELY FILLED-IN COPY OF THIS AGREEMENT HAS BEEN PROVIDED WHICH SELLER HAS FULLY READ AND UNDERSTANDS.** Seller hereby

- (a) approves and accepts the foregoing offer at the price and conditions set forth above _____; or
- (b) Seller declines the foregoing offer _____; or
- (c) Seller makes the attached counter-offer [Signature]

Seller (Signature) [Signature] Date: 1/21/07, 10:30 AM PM
 Seller's Tax ID# _____
 Address _____ Zip: _____
 Phone _____ Fax _____

Seller [Signature] 1/21/08
 Initial _____ Date _____
 Buyer [Signature] 1-17-08
 Initial _____ Date _____

BUYER'S ACKNOWLEDGEMENT:

Date: _____ at _____ AM _____ PM. Buyer affirms the foregoing agreement and acknowledges receipt of a copy hereof signed by the Seller.

Buyer A (Signature) _____ Tax ID or SS#: _____

Buyer B (Signature) _____ Tax ID or SS#: _____

Listing Firm Broker Initials/Date _____ / _____
Selling Firm Broker Initials/Date _____ / _____



Seller  _____ 1/21/08
Initial Date
Buyer  _____ 1-17-08
Initial Date

EXHIBIT A
LEGAL DESCRIPTION OF THE LAND

TRACT "A": 0353808 AD TL 100

A part of Block Ten (10) of HONAN'S ADDITION to La Grande, Union County, Oregon, described as follows:

Beginning at the Northeast corner of the tract of land conveyed to Wilma Page (now Dennis & Pamela R. Wilkinson) by Deed recorded January 9, 1984, Microfilm Document No. 110997, said point being 15 feet Westerly of the Northeast corner of said Block 10; thence West along the North line of said Block 10 a distance of 142 feet to the TRUE POINT OF BEGINNING;

Thence from said True Point of Beginning continuing West along the North line of said Block 10 a distance of 238.52 feet, more or less, to the Northwest corner of said Block 10;

Thence South along the West line of said Block 10 a distance of 497 feet, more or less, to the South line of said Block 10;

Thence South 48°23'18" East 317.89 feet to the Southwest corner of the tract of land conveyed to Dennis Wilkinson by Deed recorded February 3, 1997 as Microfilm Document No. 970463, records of Union County, Oregon (designated therein as Parcel "B");

Thence North 0°20'25" East along the West line of said Wilkinson tract 470.40 feet to the Southwest corner of Parcel "A" of said tract of land conveyed to Dennis Wilkinson (Microfilm Document No. 970463);

Thence North along the West line of said Wilkinson tract 240 feet to the True Point of Beginning.

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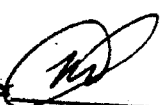


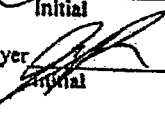
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	Initial	Date
Buyer		<u>1-17-08</u>
	Initial	Date

EXHIBIT B

LEAD WARNING STATEMENT

Every purchaser of any interest in residential real property on which a residential dwelling was build prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller		1/21/08
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ADDENDUM A TO
RECEIVER'S EARNEST MONEY AGREEMENT

RECEIPT DATED January 17, 2008

THIS ADDENDUM TO RECEIVER'S EARNEST MONEY AGREEMENT (this "Addendum") is made and executed as of January 17, 2008 by MICHAEL A. GRASSMUECK, Receiver, as "Seller", and James R Richards, as "Buyer", in connection with that certain RECEIVER'S EARNEST MONEY AGREEMENT executed by Buyer on January 17, 2008 (the "Receiver's Agreement") with respect to certain real property more particularly described in the Receiver's Agreement. The terms of the Receiver's Agreement are herein incorporated by this reference, and all terms and conditions of the Receiver's Agreement shall remain in full force and effect except as herein modified or deleted. All terms not defined in this Addendum shall have the same meanings given to them in the Receiver's Agreement. In the event of any inconsistencies between this Addendum and the Receiver's Agreement, the terms of this Addendum shall control.

NOTICE IS GIVEN that the Receiver will sell the Property, reimburse the parties entitled thereto for any secured creditor's fees and costs, and compensate any real estate broker entitled to a commission upon the terms and conditions set forth in the Receiver's Agreement and without further notice unless, within twenty (20) days of the mailing date (plus a 3-day mailing period) of the "Notice Of Intent To Sell Property At Private Sale And Compensate Real Estate Broker And/Or Pay Any Secured Creditor's Fees And Costs":

- (a) the Receiver receives a bid exceeding the Purchase Price and otherwise upon terms which are the same or more favorable to the estate as the terms set forth in the Receiver's Agreement, or
- (b) an interested party files with the District Court a request for hearing or written objections to the sale, the reimbursement of fees and costs, or the broker's compensation, setting for the specific grounds for such objection.

If no request for a hearing or written objection is filed with the District Court but the Receiver receives an upset bid (as described in paragraph (a) above) within 20 days of the mailing date (plus a 3-day mailing period) of the "Notice Of Intent To Sell Property At Private Sale And Compensate Real Estate Broker And/Or Pay Any Secured Creditor's Fees And Costs", the Receiver will notify all persons who have expressed an interest in purchasing the Property of the date, time and place of a meeting at which the Receiver will conduct an auction and sell the Property to the highest bidder without further notice.

Buyer [Signature] Date 01/17/2008
Buyer _____ Date _____
Selling Agent John Collins Date 01/17/2008

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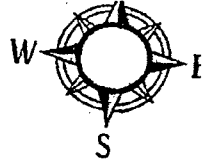
[Signature]

EOT

EASTERN OREGON TITLE, INC.

1601 Adams Avenue
La Grande, OR 97850

Phone: (541) 963-8561 Fax: (541) 963-2391

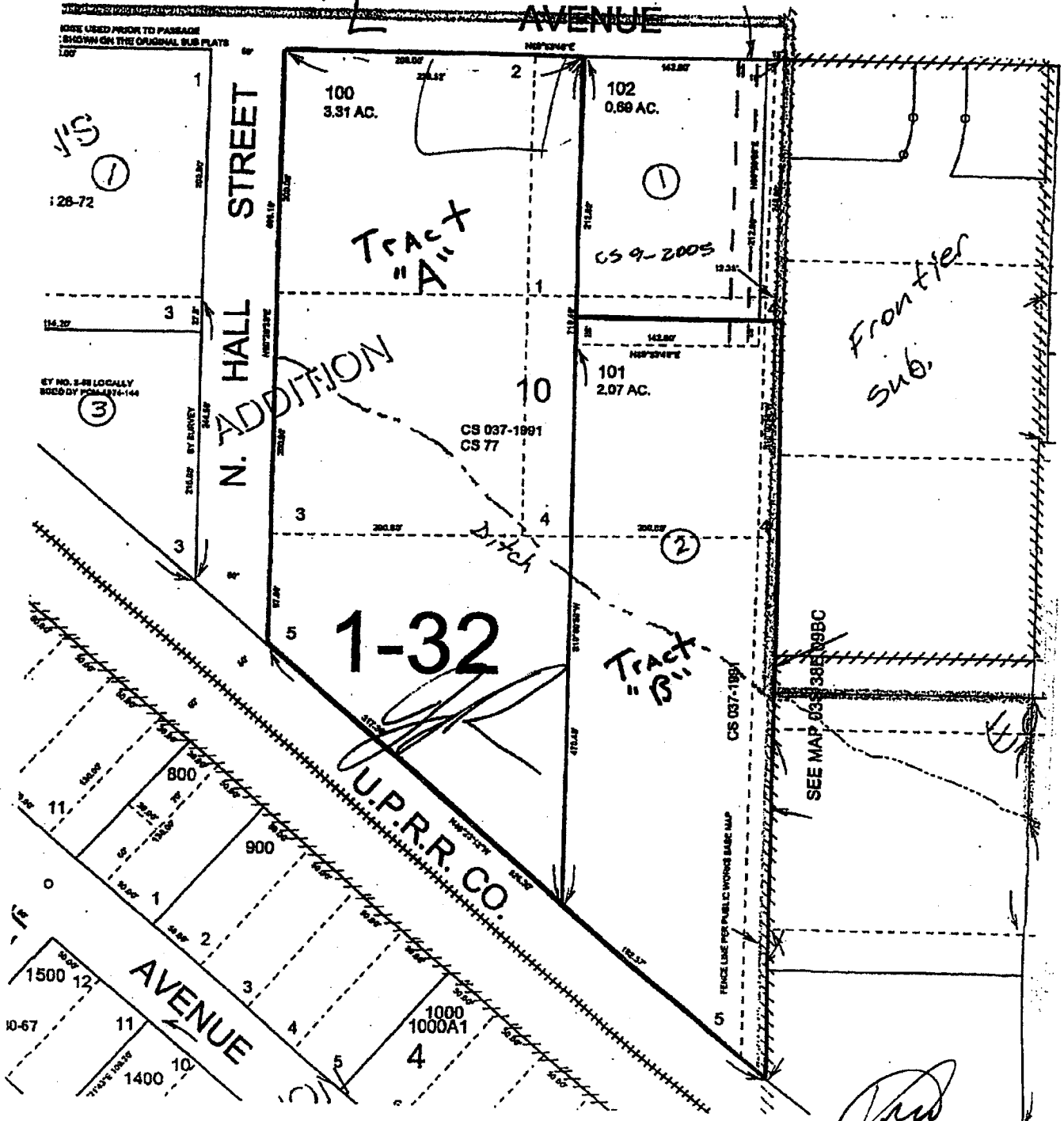


TITLE INSURANCE

ESCROW CLOSING

ESCROW COLLECTION

This map is furnished as a convenience in locating property, the company assumes no liability for any variation as may be disclosed by actual survey.
ORDER NO. 06-17917





Real Estate Sales Agreement No. 7575
Dated: 1-17-08

SELLER'S COUNTER OFFER

Seller: Michael Grassmuck
Buyer: James Richards
The real property described as: 2006 E Ave La Grande OR 97850

AGREEMENT TO SELL:
Seller agrees to sell the real and personal property upon the terms and conditions set forth in Buyer's offer, except as modified as follows:
Paragraph 2.7 to include (2) paragraphs, remove paragraph #10

*Buyer removes Inspection Period and Acknowledgment
That There will be a 20 day escrow on the
next sale with the parcel to the adjacent property.*

For additional provisions, see Addendum

All remaining provisions of the Sale Agreement (and other accepted counter offer(s), where applicable), are approved and accepted by Seller. Time is of the essence of this Seller's Counter Offer. This Seller's Counter Offer shall automatically expire on Jan 28 5:00 a.m. (The Counter Offer Deadline) if not accepted within that time. If Buyer accepts this Seller's Counter Offer after the Counter Offer Deadline, it shall not be binding upon Seller unless agreed to by Seller in writing within 10 business days (two (2) if not filed in) thereafter by so indicating at the Seller's Acknowledgment Section below. Seller may withdraw this counter offer any time prior to Buyer's written acceptance.

Seller acknowledges receipt of a completely filled in copy of Buyer's Offer and Seller's Counter Offer, and all subsequent counter offers where applicable, which Seller has fully read and understands. Seller acknowledges that Seller has not received or relied on any oral or written statements of any Buyer or of any Licensee(s) which are not expressly contained in the Sale Agreement as amended. Seller instructs that all earnest money depositable to Seller pursuant to the Sale Agreement shall be disbursed as follows after deduction of any title insurance and Escrow cancellation charges: (check one)
 First to Listing Firm to the extent of the agreed commission just as if the transaction had been consummated, with residue to Seller, or 100% to the Seller

Seller Signature: [Signature] Date: 1/21/08 10:30 a.m. p.m.

BUYER'S RESPONSE (select only one):
 Buyer accepts Seller's Counter Offer.
 Buyer does not accept Seller's Counter Offer AND submits the attached Buyer's Counter Offer, OR
 Buyer does not accept Seller's Counter Offer and makes no counter offer.

Buyer acknowledges receipt of signed copies of the Sale Agreement and all subsequent counter offers including this Seller's Counter Offer, where applicable, which Buyer has fully read and understands.

Buyer Signature: [Signature] Date: 1/22/08 11:00 a.m. p.m.

SELLER'S ACKNOWLEDGMENT:

Seller acknowledges receipt of copies of the Sale Agreement and all subsequent counter offers, including this Seller's Counter Offer which Seller has fully read and understands. If Buyer's response to Seller's Counter Offer is an acceptance that has occurred after the Counter Offer Deadline identified in the Agreement to Sell Section above, Seller (select only one) agrees does not agree, to be bound thereby. (The failure to check either box shall constitute a rejection by Seller of Buyer's acceptance of Seller's Counter Offer after said deadline.)

Seller Signature: [Signature] Date: 1/22/08 1:00 a.m. p.m.

RECEIPT OF EARNEST MONEY (Use only if earnest money provided in Buyer's offer is changed by Seller's Counter Offer). Selling Firm acknowledges receipt of earnest money from Buyer NOT previously received for in the sum of \$ _____ evidenced by cash, check, promissory note payable on or before _____ which Selling Firm agrees to handle as provided in the Sale Agreement.

Selling Licensee's signature: _____
Listing Licensee: Roger Goodman Selling Licensee: John Collins
Listing Firm Broker's Initials/Date: _____ Selling Firm Broker's Initials/Date: _____