

For valuable consideration, and in consideration of the purchase of other property, ERNEST B. MILANI and VICTORINE MILANI, husband and wife, as Sellers, grant to WESGO, a partnership, or its nominess, as Buyers, the sole and exclusive right through and including the 1st day of March, 1973 to purchase the following described property situate in Klamath County, State of Oregon, to-wit:

A tract of land situated in the SE 1/4 of Section 16, Township 39 South, Range 9 East of the Willamette Meridian, described as follows:

That portion of the SE 1/4 lying Westerly of the Westerly right-of-way line of Southern Pacific Railroad and North of a line 1180 feet North of and parallel to the South line of said Section 16, EXCEPT THEREFROM any portion lying within roads or highways

upon the following terms and conditions:

1. The total purchase price of said property shall be Fifteen Thousand Six Hundred Forty Eight (\$15,648.00) DOLLARS, payable as follows:

A. \$3,500.00 to be paid on or before March 1, 1973.

B. The balance to be paid upon a standard form Land Sale Contract in monthly payments of \$250.00 per month including interest at 6 percent per annum.

2. After receipt of said down payment sellers shall, within 30 days, prepare a suitable Land Sale Contract, in standard form, setting forth the provisions of this Option Agreement along with a Title Insurance Policy evidencing that said land is free and clear of all incumbrances except those common to the area.

3. All taxes and other charges shall be prorated as of March 1, 1973.

4. The above mentioned Contract of Sale shall allow for releases of parcels of land upon the payment of \$400.00 per acre or portion of acre to be released.

5. This option shall be exercised by the tendor of the above mentioned down payment on or before March 1, 1973 to the Sellers or

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either of them or their authorized representatives.

Ernest B. Milani
Victorine Milani

STATE OF OREGON)
County of Klamath) ss.

March 9, 1971.

Personally appeared the above named ERNEST B. MILANI and VICTORINE MILANI, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Sidney F. Tucker
Notary Public for Oregon
My Commission expires: April 9, 1973

STATE OF OREGON)
County of Klamath)
Filed for record at request of
TRANSAMERICA TITLE INS. CO.
on this 10th day of March A.D. 19 71
at 11:24 o'clock A.M. and duly
recorded in Vol. M71 of Deeds
Page 2045
Wm D. MILNE, County Clerk
By Deputy Deputy
Fee \$3.00

OPTION AGREEMENT
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Return to:
Tucker Real Estate
2240 S. 6th
City

30
sett
Title