

AGREEMENT FOR SALE OF REAL ESTATE

THIS AGREEMENT, made this Tenth - - - - - day of July - - - - - , 1971 ,

BETWEEN D. DONALD PLUMB and MILDRED G. PLUMB, husband and wife as joint tenants,
residing near the town

of Bonanza - - - - - County of Klamath, - - - - -

- - - - - State of Oregon - - - - - hereinafter designated as the Seller,

AND HENRY E. FLYNN and SHIRLEY J. FLYNN, husband and wife as joint tenants,
residing near the town - - - - -

- - - - - of Bonanza - - - - - County of
Klamath - - - - - State of Oregon - - - - - hereinafter designated as the Buyer;

WITNESSETH: That the said Seller, in consideration of the covenants and agreements herein-
after contained and made by and on the part of the said Buyer, agrees to sell and convey
unto said Buyer, and said Buyer agrees to buy all that certain lot - - - - - piece or
parcel of land, situate, lying and being in the K. F. F. E. Unit Three, County of
Klamath - - - - - State of Oregon - - - - -

- - - - - and bounded and particularly described as follows, to-wit:
Lot 11, Block 71, Klamath Forest Estates Highway 66, Unit Three, in accordance with
the following terms and provisions:

Article I. This agreement shall bind and inure to the benefit of both parties
hereto and their respective heirs, executors, administrators and assigns, as cir-
cumstances may require.

Article II. The aforesaid property, currently being sold to Plumb under
contract, shall not be alienated until the said contract shall have been completed
and satisfied, and that such contract shall in no way be affected by any agreement
herein.

Article III. It is hereby understood and agreed that the full purchase price is
fixed as EIGHTEEN HUNDRED TWENTY EIGHT DOLLARS (\$1828.00) to be paid to the seller
in the form of a Promisory Note to be dated July 10, 1971 for the same said amount,
secured by the contract hereto, and payable as follows:

ONE HUNDRED DOLLARS (\$100.00) as "earnest" money, receipt of which is
acknowledged, and the balance in monthly installments of SIXTEEN DOLLARS
(\$16.00) or more including interest at an annual rate of seven and two
tenths (7.2) percent on unpaid balances, said installments to begin on the
first day of August, 1971 and to continue monthly on the first day of each
month thereafter until a total sum of FIVE HUNDRED DOLLARS (\$500.00) includ-
ing interest shall have been paid. Thereafter, the monthly installments on
said Promisory Note shall be increased to TWENTY FIVE DOLLARS (\$25.00) or
more per month, including interest at the same said rate, said increased
installments to continue until the Tenth Day of July 1976, at which time the
remaining balance of the aforesaid Promisory Note shall become due and pay-
able.

Article IV. In consideration of the full compliance with and completion of this
contract, its provisions and terms, the seller hereby agrees to execute a good and
sufficient Grant Deed in favor of the buyer, conveying clear title to the aforesaid
property, subject to the provisions of Deeds of Record and subject to an easement
for the seller's driveway and a preexisting septic drain-field area extending
two hundred feet eastward from the western front property line and thirty feet
southward from the northern property line of the aforesaid Lot Eleven, said area

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