

JAN 2 11 54 AM 1973

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OPTION AGREEMENT

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 nominees, as Buyers, the sole and exclusive right through and including the 1st day of March, 1974 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, 1974.

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, 1974.

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.

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5. This option shall be exercised by the tendor of the above-mentioned down payment on or before March 1, 1974 to the Sellers or either of them or their authorized representatives.

REALTORS COMMISSION

It is agreed between the parties hereto that in the event the premises are sold according to the option herein above described, That Tucker Real Estate, 2240 So. 6th Street, Klamath Falls, Oregon will be the real estate broker to handle said transaction on behalf of the Lessors, and they will be paid the normal commission by the Sellers for said transaction. It is further agreed by the parties hereto that Tucker Real Estate shall be the authorized agent for the Lessors as hereinbefore described in said Option Agreement. Said commission to be in the sum of \$938.88.

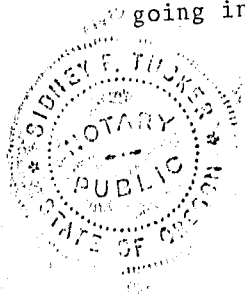
DATED this 2 day of January, 1973.

Ernest B. Milani
Victorine Milani

STATE OF OREGON)
County of Klamath) ss.

January 2, 1973.

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) ss.

Filed for record at request of:
Tucker Real Estate
on this 2nd day of January A. D. 1973
at 11:26 o'clock A. M. and duly
recorded in Vol. M 73 of Deeds
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WM. D. MILNE, County Clerk
By Carol Wheeler Deputy.
Fee \$ 4.00

Return to:
Tucker Real Estate
2240 South 6th Street
City - 2. OPTION AGREEMENT