

37328

# TWO RIVERS NORTH

Vol. <sup>M</sup> 77 Page 19646-522

## CONTRACT FOR THE SALE OF REAL ESTATE

THIS AGREEMENT, made this 9th day of Oct., 19 77, between D-CHUTES ESTATES OREGON LTD., herein called Seller, and Walter L. and Vera M. Miller herein called Buyer:

### AGREEMENT:

Seller agrees to sell, and Buyer agrees to buy, real property and its appurtenances described as: Lot 27, Block 15, Tract No. 1042, Two Rivers North, situated in Section 36, T 25 S, and Section 1, T 26 S, R 7 E, W. M., Klamath County, Oregon.

### PURCHASE PRICE:

Shall be paid as follows:

- |  |                    |
|--|--------------------|
| (a) Cash Price                                     | \$ <u>4,195.00</u> |
| (b) Down Payment: (cash check note other)          | \$ <u>795.00</u>   |
| (c) Unpaid Balance of Cash Price                   |                    |
| (Amount to be financed) (line a minus line b)      |                    |
| (d) FINANCE CHARGE                                 | \$ <u>3,400.00</u> |
| (e) OTHER CHARGES \$6.00 Recording, \$19.00 Escrow | \$ <u>1,298.24</u> |
| (f) ANNUAL PERCENTAGE RATE                         | \$ <u>25.00</u>    |
| (g) Deferred Payment Price (a+d+e)                 | <u>8 1/2</u> %     |
| (h) Total of Payments (c+d+e)                      | \$ <u>5,493.24</u> |
|  | \$ <u>4,698.24</u> |

Buyer will pay the remainder of the purchase price, with interest on the declining outstanding balance at eight and one half percent (8 1/2 %), in 96 equal monthly payments of 48.94 Dollars

and on the same day of each succeeding calendar month thereafter until the entire unpaid balance of the purchase price has been paid to Seller. (If Buyer pays the entire balance within six months from date of this Agreement, Seller will give credit for all interest previously paid and waive all unpaid accrued interest. Buyer may at any time prepay the entire principal balance without penalty or payment of the unearned interest.) Payable at the office of the Seller, P.O. Box 792, Bend, Oregon 97701.

"NOTICE" See other side for Important Information

This property will be used as principal residence (See Sec. 2 of Truth & Lending Act).                      initial. This property will not be used as principal residence. initial                      Buyer represents that he has personally been on the property described herein. initial                     

### NOTICE TO BUYER

You have the option to void your contract or agreement by notice to the Seller if you do not receive a property report prepared pursuant to the rules and regulations of the Office of Interstate Land Sales Registration, U.S. Department of Housing and Urban Development, in advance of, or at the time of your signing the contract or agreement. If you receive the property report less than 48 hours prior to signing the contract or agreement you have the right to revoke the contract or agreement by notice to the Seller until midnight of the third business day following business holidays: New Year's Day, Washington's Birthday, Memorial Day, Independence Day, Labor Day, Columbus Day, Veteran's Day, Thanksgiving and Christmas.

SELLER D-CHUTES ESTATES OREGON LTD.

BUYER

Broker Dan David & Assoc., Ltd.

Address PO Box 58 Crescent Lake, Ore

Salesman Dan David

By Barbara A. Bedard

General Partner

Vera M. Miller

SEND TAX STATEMENTS TO THE BUYERS

STATE OF OREGON

AT 717 N. 64th

County of Klamath

ss. Springfield, Ore. 97477

Oct. 9, 1977

Date

Personally appeared the above-named BARBARA A. BEDARD, General Partner for D-CHUTES ESTATES OREGON LTD., and acknowledging the foregoing instrument to be her voluntary act. Before me:

Dan David  
Notary Public for Oregon

STATE OF OREGON

County of Klamath

) ss.

My Commission expires: Dec. 20, 1977

Oct. 9, 1977

Date

Personally appeared the above-named Walter & Vera Miller and acknowledging the foregoing instrument to be thier voluntary act. Before me:

After recording return to:

Central Ore. Escrow Ser.

Dan David  
Notary Public for Oregon

358 East Marshall

My Commission expires: Dec. 20, 1977

Bend, Ore. 97701