

Agreement For Sale of Real Estate

THIS AGREEMENT, executed in duplicate, Sept. 1, 19 78

between PERDRIAN INVESTMENT CORP. LOUIS F. PERDRIAN, PRESIDENT, Seller

and JOHN C. HIRDING A SINGLE PERSON, Buyer

WITNESSETH: That the Seller, in accordance with the terms and conditions of the Buyer herein, agrees to sell and convey to said Buyer and said Buyer agrees to buy all the real property situated in the County of KLAMATH State of OREGON hereafter referred to as "said property", described as follows:

S. 2 OF SW 1/4 Section 23 Township 37 S Range 15 E

Reserving therefrom an easement of thirty feet (30 feet) along all boundaries and 60 feet in width along all existing roads, for public highway for use in connection with others, with power to dedicate, and, excepting therefrom all petroleum, oil, minerals, and products derived therefrom, and all other rights and interests in and under said land or that may be produced therefrom and all rights thereto.

The price or principal sum, for which the Seller agrees to sell and Buyer agrees to buy said realty is 22,000.00

Down payment 2,000.00 Dollars (\$ 2,000.00)

Unpaid balance 20,000.00 Dollars (\$ 20,000.00)

Finance charge 2,364.80 Dollars (\$ 2,364.80)

Deferred payment price 17,635.20 Dollars (\$ 17,635.20)

Payable in 240 monthly installments of 73.48 Dollars (\$ 73.48)

cost or more, commencing on the 15 day of SEP, 19 78

which installments shall be due on the 15 day of each month from date until paid at the rate of 1.5%

per annum, all payable to the order of the Seller, and continuing until said principal and interest have been paid. Each payment shall be credited first to interest then due and the remainder to principal; and interest shall thereupon cease upon the principal so credited.

This property will be used as partly ag. partly res. (See Sec. 2 of Truth & Lending Act) initial JCH

This property will not be used as principal residence before initial JCH

THE BUYER HEREBY RESERVES the right to use, with regard to entry upon, over, under, across, and through the said land for the purpose of erecting, installing, maintaining, repairing and replacing, or for the use of or for the transmission of electrical energy, and for telephone lines, and/or for laying, and reserving to the Seller

THE BUYER HEREBY AGREES during the term of this Agreement to pay promptly when due all taxes, assessments and charges of every kind and nature for the said property, including but not limited to property taxes, and to pay the same when due. The property tax shall be paid by the Buyer in advance of the date of maturity of the same. The Buyer shall also be responsible for the payment of all other taxes, assessments and charges of every kind and nature which may be levied or assessed against the property during the term of this Agreement.

THE BUYER AGREES to keep all buildings, structures, and improvements on the property in good repair and to maintain the same in a safe and sound condition. The Seller reserves the right to enter upon the property at any time for the purpose of examining the same. No building or improvement shall be erected or constructed on the property during the term of this Agreement for the purpose of examining the same. No building or improvement shall be erected or constructed on the property during the term of this Agreement for the purpose of examining the same.

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THIS CONTRACT SUBJECT TO STATE OF OREGON & COUNTY OF KLAMATH COES & PARTS OF FEDERAL PUBLIC LANDS. CONTRACT CANCELS CONTRACT DATED 4-17-76 FOR THE PURCHASE OF THE SAID PROPERTY.

RETURN TO
Perdrian Investment Corp.
Box 17
Bly, Oregon 97522
STATE OF OREGON
COUNTY OF KLAMATH

1983 OLD CALNEVERAS RD
MILPITAS, CA 95035
408-262-4517

I hereby certify that this instrument was received and filed for record on the 29th day of September, A.D., 19 78 at 1:43 o'clock P. M., and duly recorded in Vol. M78 of Deeds on Page 21729

FEE \$3.00
WM. D. MILNE, County Clerk
By Wm. D. Milne Deputy