

60516

TWO RIVERS NORTH

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CONTRACT FOR THE SALE OF REAL ESTATE

THIS AGREEMENT, made this 17th day of Dec., 19 78, between D-CHUTES ESTATES OREGON LTD., herein called Seller, and Francis M. Ames herein called Buyer:

AGREEMENT:

Seller agrees to sell, and Buyer agrees to buy, real property and its appurtenances described as: Lot 9, Block 12, 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>11,500.00</u>
(b) Down Payment: (cash check note other) \$2,346.00 due 12-20-78 <i>pd</i>		\$ <u>2,300.00</u>
(c) Unpaid Balance of Cash Price (Amount to be financed) (line a minus line b)		\$ <u>9,200.00</u>
(d) FINANCE CHARGE		\$ <u>8,092.60</u>
(e) OTHER CHARGES \$6.00 Recording, \$25.00 Escrow		\$ <u>46.00</u>
(f) ANNUAL PERCENTAGE RATE \$15.00 Maintenance		<u>9.1</u> %
(g) Deferred Payment Price (a+d+e)		\$ <u>19,592.60</u>
(h) Total of Payments (c+d+e)		\$ <u>17,292.60</u>

Buyer will pay the remainder of the purchase price, with interest on the declining outstanding balance at percent (9.1 %), in 180 equal monthly payments of nine and one half 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. Z of Truth & Lending Act) Initial 7 Buyer represents that he has personally been on the property described herein. Initial 7
principal residence Initial 7

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, Or.Salesman Dan DavidBy Barbara A. Bedard

General Partner

SEND TAX STATEMENTS TO THE BUYERS

AT 215 Oakway Mall

STATE OF OREGON

County of Klamath) ss. Eugene, Oregon 97401Dec. 17, 1978, 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. 28, 1981Dec. 17, 1978, Date

Personally appeared the above-named Francis M. Ames and acknowledging the foregoing instrument to be their voluntary act. Before me:

After recording return to:

Central Oregon Escrow Service358 East MarshallBend, Oregon 97701Dan David
Notary Public for OregonMy Commission expires: Dec. 28, 1981

60516

Buyer's Inspection:

Warranty of Title The Buyer shall warrant to the Seller that the Seller has good and lawful title to the property, and that the property is free from all liens, mortgages, and other encumbrances.

except subject to restriction is no new patent from the United States Government and the State of Oregon, restriction of the claim to claim of Knapton, and restriction is of record in the office of Payment of Patent.

Deber warrants that and warrants to the following: (1) any contract, agreement, or arrangement with a third party, including any subcontract, for the performance of any work or the use of any real property requires that the third party be made aware of the 100% rule and the fact that the subject to that rule is not a tax-exempt organization; and (2) any contract, agreement, or arrangement with a third party for the performance of any work or the use of any real property requires that the third party be made aware of the 100% rule and the fact that the subject to that rule is not a tax-exempt organization.

Buyer will pay in full when the property is delivered with the following conditions: (1) upon the property being placed into the care of the purchaser become a tenant, being vacant that the Buyer will allow the tenant or other occupants up to the property to be removed and cleared of all items to be removed and then disposed of or removed, and if property is they are not removed, the Buyer will be responsible for the removal of the items and the right to pay for removal of items said and any other items that are not removed, and the Buyer will be responsible for the removal of the items and the right to pay for removal of items. Removal of improvements.

Use of Property: • No improvements, plans or designs prepared shall be construed to constitute acceptance or approval of the

1. In the presence, approval of the _____

Boyer's Debt. The court said that the debt was incurred by the defendant during the last year after his partnership with the plaintiff terminated. It was held that the debt was not due to the plaintiff.

[illegible]

Further down the page, under the heading "Other Information," the following information is provided:

The following information is provided for the purpose of providing information to the public regarding the results of the audit. The information is provided in the form of a table, which is divided into two columns. The first column is titled "Item" and the second column is titled "Amount." The table contains the following information:

Item	Amount
1. The amount of the audit fee for the year ended 31/12/2019 is \$1,000,000.	\$1,000,000
2. The amount of the audit fee for the year ended 31/12/2020 is \$1,000,000.	\$1,000,000
3. The amount of the audit fee for the year ended 31/12/2021 is \$1,000,000.	\$1,000,000
4. The amount of the audit fee for the year ended 31/12/2022 is \$1,000,000.	\$1,000,000
5. The amount of the audit fee for the year ended 31/12/2023 is \$1,000,000.	\$1,000,000
6. The amount of the audit fee for the year ended 31/12/2024 is \$1,000,000.	\$1,000,000
7. The amount of the audit fee for the year ended 31/12/2025 is \$1,000,000.	\$1,000,000
8. The amount of the audit fee for the year ended 31/12/2026 is \$1,000,000.	\$1,000,000
9. The amount of the audit fee for the year ended 31/12/2027 is \$1,000,000.	\$1,000,000
10. The amount of the audit fee for the year ended 31/12/2028 is \$1,000,000.	\$1,000,000
11. The amount of the audit fee for the year ended 31/12/2029 is \$1,000,000.	\$1,000,000
12. The amount of the audit fee for the year ended 31/12/2030 is \$1,000,000.	\$1,000,000

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11. The amount of the audit fee for the year ended 31/12/2029 is \$1,000,000.	\$1,000,000
12. The amount of the audit fee for the year ended 31/12/2030 is \$1,000,000.	\$1,000,000

[illegible][illegible]

Professor Wolfgang Engel, President of the DLR, said: "The DLR is pleased to support the activities of the Institute for Space and Astronautical Sciences, which is a leading institution in the field of space research in Germany."

interest and have the property sold at auction and with the proceeds applied to the mortgage, to pay any unpaid balance remaining, and to pay the costs of the sale. The mortgagee is not required to pay the interest on the mortgage until the property is sold.

Payment of Court Cost: _____

Law of Breach of Contract: The law of breach of contract is a branch of contract law that deals with the legal consequences of a party's failure to fulfill its obligations under a contract. It is a fundamental principle of contract law that governs the relationship between parties who have entered into a legally binding agreement. The law of breach of contract is designed to provide a framework for determining the legal consequences of a party's failure to perform its obligations under a contract, and to provide a means for the injured party to seek redress for its losses.

1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 26

Filed for record ~~on 10/11/2011~~

fully recorded in Vol. M79, of DEEDS

PRICE \$ 6.00

Wm D. MILNE, County Clerk

Wm D. MILNE, County Clerk.
By *Maqueline L. Melice*