7.2874	m
seles	Vol. 79 Page 20191
OREGON ASSOCIATION OF REAL	
Klamath Falls, Oregon, May 21, 19, 79 CAUTION, Read important additional terms or conversion	IORS® SALE AGREEMENT & RECEIPT FOR EARNEST MONEY THIS IS A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, SEEK COMPETENT ADVICE. 9836 of sale agreement & receipt for earnest money before signing. These additional terms regarding Title Insurance ed in this agreement.
REALIDE I. Received of	of sale agreement & receipt for earnest money before signing. These additional terms regarding Title Insurance, ad in this agreement.
3. the purchase of the following described and	h, [] note payablehereinofter colled "purchaser.
4. and State of Oregon, to wit: Lots 10, 12, Block 2 &	lots 13,27,29 Block 3
6INTER CARAGE	.commaniy known as:
7. for the purchase price of Forty Thousand and $no/10^{8}$.	which we have this day sold to the sold and
an Owner's state in the second s	$+$ $ + \nabla \nabla \nabla a \nabla \nabla$
10. Upon acceptance of title and delivery of 10 Deed [] Contract the sum of 11. The balance of 10010	70000
12. payable or fallow No hollower a	
All monies tendered will be paid to	until final plat map approvel on Round Lakes Sub-Divisio
15. will execute Warranty Deeds and close	until final plat map approvel on Round Lakes Sub-Divisio seller prior to closing with consent of the buyers. Selle 2. forthwith, following the final acceptance by the oner.
17	mer.
 The purchaser shall pay required assumption costs and rein transaction, in addition to the purchase price. If this written application and the purchase price. 	mburse the seller for sums held in the reserve account of any indebtodage group to the
21 financing: and it is	19 complete to purchaser securing a new loan, purchaser agrees to make
23. The property is to be conveyed free and clear of all liens and encumbran 23. utility easements of record, and: 24. those annarout upon the 1	nces to date except coping and any mongage discount required by lender; not to avread C M /A
24. <u>those apparent upon the land and</u> 25. All light fixtures and bulbs, fluorescent lamps, Venetian blinds, window 26. towel and dropery redd, shrubs and trees, and tripation alumphics	<u>Common to real estate in the area</u>
28 XQ	oring and heating equipment, including oil tanks, except fireplace equipment that is not attached in any manner
30. for said purchase price:	LEstate Salesman
31. N/A 32. The seller represents: (1) that the above dwelling is connected to (-)	property is also included as part of the property purchased
 accurate wring, heating, cooling, and plumbing systems will be in working the property; (5) He will maintain the property and yard in present condition 	public sewer system; (b) cesspool or septic tank; (2) that he knows of no material structural defects; (3) that all g order at the time purchaser is emitted to possession; (4) that he has no notice of any liens to be assessed against on; (6) that he has no notice from any governmental agency of any violation of laws relating to the subject prop-
36. <u>NO Known Violations</u> 37. Seller and purchaser agree to prorate the target for the	governmental agency of any violation of laws relating to the subject prop-
 The mumbrances to be discharged by seller may be prorated or a new policy issued at 40. The undergigned Sellers and Purchasers direct the selling PEATTOP is of the 41 This selling PEATTOP is and Purchasers direct the selling PEATTOP is an and purchasers direct the selling PEATTOP is an and purchasers direct the selling PEATTOP is an an and peattop is an an	tay year, rents, interest, and other items as of. <u>Closing</u> rent year, rents, interest, and other items as of. <u>Closing</u> purchaser's option. Purchaser agrees to pay the seller for fuel, if any, in storage tank at date of possession, problement of the subject property of the seller for fuel, if any, in storage tank at date of possession. problement of the subject property of the seller for fuel, if any, in storage tank at date of possession. problement of the subject property of the seller of the subject property of the subj
42. maney until such time as it represents collected funds and then promp 43. described premises is to be delivered to the nucleon and then promp	positi he carnest money and additional carnest money in <u>Shasta Real Estate</u> Clients red equally between seller and Purchaser, or <u>hold</u> the carnest money and enditional constances.
 will permit removal of tenants, if any. Time is of the essence of this contract and seller. However, if under the terms of this agreement purchaser is being Contract Contract 	bity forward it to the listing REALTOR® to be held in his clicits trust account. Possession of the above e
48	and assigns of the purchaser's rights herein are not assignable without written con-
	82-66715030_S
51. AGREEMENT TO PLIPCHASE	Address: 5030 Soc6th St KoFe, OR <u>By Ralph Cope</u> Address: <u>11111111111111111111111111111111111</u>
53. period of	Dote May 21
I deallowledge receipt of a copy of the foregoing offer to hum and	
56. PURCHASER HEREBY ACKNOWLEDGES RECEIPT OF A COPY HEREOF AND A 57. HIS AGENT WHICH ARE NOT HEREIN EXPRESSED 58. Address <u>1121 Merryman</u> K. Falls, OR	CKNOWLEDGES THAT HE HAS NOV RECHER OF CONTRACT OF DE CHARGE THE SELIER OR
52. Phone 883-7270	Purchaser: De Man
61. I hereby approve and accept the sale of the above described property 62. policy continued to date as of accept the sale of the above described property	persection of andere
62. policy continued to date as a foresaid showing good and marketable title, 63. Address <u>147 NoE: Greenwood</u> Bend OR 64. Phone <u>389 - 3955</u>	also the solid deed or contract.
65. DELIVERY TO PUBCHAGER ()	A SELLER:
66. The undersigned purchaser examples requires of the birger interest of the birger intere	Date
68. SELLERS CLOSING INSTRUCTIONS & FEE AGREEMENT	PURCHASER: Access Marchan
69. I agree to pay to the above named REALTORS® a fee amounting to f	5 850 00 Date May 21, 1979
 cording fees, if any, as well as any encumbrances on said premises payable by and selected additional earnest money in the denotivey on line (second back) 	5,850,00 urther authorize him to pay out of the cash proceeds of scle the expense of funishing title insurance, and re- to change. I instruct REALTOR® to place the above described currents money deposit Using REALTOR® Schwaledge receipt of a copy of this contrast dynaming my signature and that of the % in the even of a far- % in the even of a far-
 feiture of the carnest money and additional carnest money less deductions REALTOR®_50% to the extent of REALTORS the state of the streng of	Listing REALTOR: Locknowledge receipt of a copy of this contrast Oracing tay signature and that of the us provided on reverse side nergy the forfeited earnest normy shall be disbursed. Seller of a far- ue to seller.
76 Shasta Real Estate	un to seller. EALIOR ^(b) SELLER:
REALIDR'S(W) COPY	Stiller
CA 7 55	Copyright 10 27 OREGON ASSOCIATION OF REALTORS &
	() •

20191 1.1 20192 ADDITIONAL TERMS TO 120 2 07 & Fall's One \$ 12,000.00 Klan . 1975 b (or if more than one maker) we, jointly and severally, promise to pay to the order of Fifteen those send y "%/00 ______ at 5030 SCT Klomak Fall's Com-with interest thereon at the rate of O percent per annum from ______ until paid, paya DOLLARS. until paid, payable in installments of not less than \$ 7 in any one payment; interest shall be paid nnd in addition to
 is included in the minimum payments above required; the first payment to be made on the 19 , and a like payment on the day of thereafter, until the whole sum, principal and interest has been paid; if any of said installments is not so paid, all principal and interest to become immediately due and collectible at the option of the holder of this note. If this note is placed in the hands of an attorney for collection, 1/we promise and agree to pay holder's reasonable attorney's fees and collection costs, even though no suit or action is liked hereon; however, if a suit or an action is liked, the amount of such reasonable attorney's fees shall be fixed by the court, or courts in which the suit or action, including any appeal therein, is tried, heard or decided. , and a like payment on the 😽 * Strike words not opplicable. * Strike words not opplicable. * to be reclamed apon deliverance of two darks false. Lots & Y & Block 2 Round Lake Estates Deads to be delivered withen 40 Days. FORM No. 217-INSTALLMENT NOTE. SN Stevens-Ness Law Publishing Co., Portland, Orr The still we all takes then if the case ball the han berek 100 \$\$12,000 Kla...th Falls, Or July 9, 1979 . 19 I (or if more than one maker) we, jointly and severally, promise to pay to the order of Cope Enterprises, Inc. at 5030 S. 6th Klamath Falls, Oregon DOLLARS, with interest thereon at the rate of * percent per annum tromApril 10, 1979 st thereon at the rate of ________ percent per annum from April 10, 1979 _______ until paid, payable in ________ installments of not less than \$23,000 _______ in any one payment; interest shall be paid Sept. 13 1979 and * in addition to s in addition to the minimum payments above required; the lirst payment to be made on the 13 aday of Sept. 1979 and a like payment on the 1979, and a like payment on the day of the intervence of the inter 10 luce * Strike vords not applicable. * The \$23,000 payment includes the principal of \$12,000 and interst of \$11,000. FORM No. 217-INSTALLMENT NOTE. SN Stevens-Ness Law Publishing Co., Portland, Ore STATE OF OREGON; COUNTY OF KLAMATH; ss. . I hereby certify that the within instrument was received and filed for record on the _24th_day of August A.D., 19 79 at 10:29 o'clock A M., and duly recorded in Vol M79 of _____ Deeds _____ WM. D. MILNE, County Clerk FEE_\$7.00 By Beenerthan Afola the Deputy Ref: Shasta Reartist. 50 30 So tothing o Material Leon ins CK 70º