

## Agreement For Sale of Real Estate

THIS AGREEMENT, executed in duplicate, 5-25, 19 73

between ~~XXXXXXXXXXXX~~ MERY P. BROOKER, Seller

and HELEN + MICHAEL MANDIGIAN, Buyer

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

hereafter referred to as "said property", described as follows:  
SW 1/4 OF SE 1/4 Section 18, 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 common with others, with power to dedicate, and, excepting therefrom all petroleum, oil, minerals, and products derived therefrom, within or underlying said land or that may be produced therefrom and all rights thereto. County of KLAMATH, State of OREGON, unimproved range land as per government survey.

The price or principal sum, for which Seller agrees to sell and Buyer agrees to buy said realty is \$12,000 -

Down payment ..... Dollars (\$ 500- )

Unpaid balance ..... Dollars (\$ 11,500 - )

Unpaid balance .....	Dollars (\$ <u>13725.81</u> )
Finance charge .....	Dollars (\$ <u>13725.81</u> )

Finance charge .....	Dollars (\$ <u>2525.81</u> )
Deferred payment price .....	Dollars (\$ <u>3748</u> )

Payable in 300 monthly installments of \_\_\_\_\_ Dollars (\$ 73.48)  
each or more, commencing on the 25 day of MAY, 1973

each or more, commencing on the 25 day of MAY, 1973,  
which installments shall include interest on the unpaid principal hereof from date until paid at the rate of SEVEN 7/8 ( 7 7/8 ) %

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

This property will be used as principal residence. (See Sec. Z of Truth & Lending Act) initial                     

This property will not be used as principal residence before 25 OCT. 1973 initial A.M. [Signature]  
NO MINING OR TIMBER CUTTING WITHOUT OWNER PERMISSION

THE SELLER, HEREBY RESERVES a right of way, with right of entry upon, over, under, along, across, and through the said land for the purpose of erecting, constructing, operating, repairing and maintaining pole lines with cross arms for the transmission of electrical energy, and for telephone lines, and/or for laying, repairing, operating and renewing, any pipe line or lines for water, gas or sewerage, and any conduits for electric or telephone wires, and reserving to the Seller the sole right to convey the rights hereby reserved.

THE BUYER HEREBY AGREES during the term of this Agreement and any extension or renewal thereof, to pay promptly when due all taxes, assessments and charges of every kind and nature now or hereafter assessed, levied, charged or imposed against or upon said realty. Upon failure by the Buyer to so pay said taxes, assessments and charges, the Seller shall have the right to pay the same, together with any and all costs, penalties and legal percentages which may be added thereto. The amounts so paid or advanced, with interest thereon at the rate of (        %) per annum from the date of advancement until repaid, shall be secured hereby and shall be repaid by said Buyer to said Seller on demand; and failure by the Buyer to repay the same with such interest within thirty (30) days from such demand by the Seller shall constitute a default under the terms of this Agreement.

THE BUYER AGREES to keep all buildings now on, or that may hereafter be placed on said realty insured against loss by fire to the amount required by and in such insurance companies as may be satisfactory to the Seller, with appropriate clauses protecting the Seller as his interest may appear.

THE BUYER AGREES that he will at all times during the term of this Agreement, and any extension or renewal thereof, keep said realty free of all liens and encumbrances of every kind or nature except such as are caused or created by the Seller. That no signs, placards, signboards, or billboards of any character, or any nuisance, or any building or structure, except as herein permitted, shall be erected, placed, maintained or permitted on any part of the property herein described; and, in the event of the violation of any of these conditions, Seller may, in addition to any other rights conferred by law, remove or abate the same without any liability therefor. Any building or structure may be erected on the property herein described upon approval of the Seller.

THE BUYER AGREES to keep the premises in as good a state and condition as a reasonable amount of use and wear thereof will permit.

THE SELLER RESERVES the right to enter upon said realty at any time during the term of this Agreement for the purpose of examining the same. No building or

[illegible]

- (1) Any lien or encumbrance, payment or discharge of which is, under the terms of this agreement, assumed by Buyer.
- (2) Any encumbrance or lien created or suffered by Buyer.
- (3) Covenants, conditions, restrictions, reservations, easement, rights and/or rights of way of record affecting said property.

NO WAIVER OF THE BREACH of any of the covenants or conditions of this Agreement by the Seller shall be construed to be a waiver of any succeeding breach of the same or other covenants or conditions of this Agreement. No delay or omission of the Seller in exercising any right, power or remedy herein provided in the event of default shall be construed as a waiver thereof or acquiescence therein, nor shall the acceptance of any payments made in a manner or at a time other than as herein provided be construed as a waiver of, or variation in, any of the terms of this Agreement.

EACH PARTY AGREES that there have been no warranties or representations other than those contained herein and this Agreement supersedes any and all prior agreements or oral negotiations between the parties herein, and contains the entire agreement concerning said property.

Approximate taxes \$165. for fiscal year 73-74 This contract to be paid in full by 1998

Seller will refund all moneys paid if buyer makes personal inspection of said property in presence of seller and requests in writing a refund within 4 days of date of this agreement.

Buyer agrees he will not transfer this agreement without permission in writing from seller.

Above property encumbered by Seller \$5,000- to be paid by Seller before deed delivery.

IN WITNESS WHEREOF the parties hereto have executed this Agreement the day and year first above written.

**SELLER.**

BUYER

303 HEGENBERGER RD #200  
OAKLAND CA 94621

Helen Mangogian  
 Michael M. Mangogian  
 Address 9420 W. 73<sup>rd</sup> ARCADE  
 COLO 80005  
 Telephone 423-5443

12513

0415620

State of CaliforniaCounty of Alameda

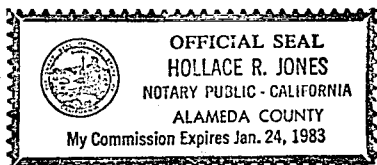
} ss.

On this the 14 day of August 19 80, before me,

the undersigned Notary Public, personally appeared

Helen Manoogian  
Michael M. Manoogian  
Meri P. BrookerKnown to me to be the person(s) whose name(s) are subscribed  
to the within instrument and acknowledged that they  
executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Hollace R. Jones

GENERAL ACKNOWLEDGMENT FORM

SMS-2760-2760

Please return

to: Meri P. Brooker  
303 Hegenberger Rd. #200  
Oakland, Ca. 94610Tax bills should be sent to:  
Helen & Michael Manoogian  
9420 W 73 Pl.  
Arvada, Colorado 80005

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 19th day of  
August A.D., 19 80 at 9:30 o'clock A M., and duly recorded in Vol. M80,  
of Deeds on Page 15619.FEE \$7.00

WM. D. MILNE, County Clerk

By Bernetha A. Ketchum Deputycol  
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