		ATEO VNOTE	AS MT. SCOIT PINES 1908 21	retu-
1	STANDARD FURM - A	GREENENT TO	ad CANI	075
THIS AG	REEMENT for Sale of Real ES	NATIONAL AS	SOCIATION, a national banking associ	ation, as les Cali-
Trustee, hereinafte	er called Seller, whose address	is Trust Departm	ent, 845 South Figueroa Street, Los Ange	KRANDE
C	MINING WHUM	WOWO/ 1	1 7 7 7 7 7 9	7/
whose address is -	Buver.	XIX HIVE	to be made by THE B	eren eren er
-997: The discl	losures contained in the following	ng paragraphs bel Trustee and as or	ow are required to be made by THE B editor, in compliance with federal laws. urchase from Seller, real property locate	entis Line en
CALIFORNIA, N	ATIONAL ASSOCIATION, as	Divine names to T	property locate	ea in the
County of Klamat	th, State of Oregon, described a	is ionows. Eccop,	Tract No. 1007 in the County of	Klamath,
State of Oregon 8	as per map recorded in the office	e of the County R	ecorder of said County, excepting oil, gas	all condi-
mineral and hydro	ocarbon substances beneath the	- address recovered to the	the control of appearing in the	recorded
map of said tract	and specifically the covenants,	conditions and res	trictions set forth in that certain Declaration of the control of the certain by refer the certain by refer to the certain because the certain Declaration of the certain o	ion of ne-
	s though said Declaration were			a control gataleta
그 생태를 되었다고 그 2만 전	CASH PRICE	100 8 July 1017 1010 1010		est i delle e Listi i
- १००० है अध्य मध्युष्ट १६० - ४००	Less: Cash Down Payment Trade-In		magasa (1964) magasa	
er stad det <mark>com-</mark>	Total Down Payment	12 00	\$ 1-001	esgino del Secono
	Albeiga pies Action	n 10 1-3 CT9. B _{16 11}	97531 Hb 18 53001 185	1
suall allow Seller	Other Charges:		a means S	i de parte de J
ty as a homestead		becomes for a contin	of squados (1995)	nga sa an
descent. Gun al said propert	Amount Financed and moved of	id v hácum filos m	based to the placed	i. Myste are
ากให้สืบเทลียนต่อ เมื่อว่า เมื่อว่า เมื่อว่า เมื่อว่า	Total of Payment	(ESI) to poem or ad) gained for yi	12 CO 40	further and and the second
tigger a gyorgen turk	Deferred Payment Price	radio de la compansión de	\$6062,40	
(iii) see sulliven	ANNUAL PERCENTAGE R	ATE equal	monthly installments of 73,02	Dollars
2. The	unpaid balance shall be paid in interest at percent per	equal	inpaid balance. Commencing on the	day
of dela	the first installm	ient of said unpar	of principal batance and annoid principal b	paid, and
on the same day	y of each month thereafter a lik	(e mistannient snar	June 19	82 All or
interest have been	en paid in full. Interest to begin	n to accrue on the	who monthly payment date. The numb	er of years
required to com	iplete payment in accordance v	vitti tile ternis ile	shall apply Under no circumstances, how	a late pay- wever, will
ment, the provis	et to any default, delinquency of	r similar charges	in the event of a late payment.	re provided
Buyer's	shall have the right to pay in ad	vance the unpaid	balance of this contract as was hereinbeford upon the provisions contained in Calif	fornia Civil
and obtain a pa	artial refund of the infance char	ige (interest) sus	described shove consisting of a legal	title under
this contract of	cale subject only to buyers rig	ille inchemment in	rty described above, consisting of a legal ter acquired property, which becomes affi	ixed as part
this contract of of said real pro	sale, subject only to Buyers rig perty, will be subject to said se	ecurity interest.	v 1931 - Abla Agrament or at any 3	address sub-
sequently delive	y notice to Buyer may be given, ered to Seller in writing. Notice	to seller shall be	dress stated in this Agreement or at any a given only at the address at which Buyer royided or permitted hereunder shall be	in writing,
are from time t	to time made. Any and all notice	ces or demands p	given only at the address at the recorded or permitted hereunder shall be prepaid, return receipt requested. The p	provisions of
and shall be ser this paragraph s	shall not apply to Paragraph 5	hereof.	has been to the Seller if you did	l not receive
24.050 9 5.2 Yo u	u (Buyer) have the option to void	i your contract of a	agreement by notice to the Seller if you did ns of the Office of Interstate Land Sales I one of or at the time of your signing the	Registration,
a Property Repo	ort prepared pursuant to the Ru nt of Housing and Urban Deve	lopment, in advan	ce of, or at the time of your signing the	contract or
agreement. It y	on (Ruher) teceived the Frober	ty Heport 1033 tha	sallar until midnight of the	e third busi-
ness day tollow	ving the consummation of the	Washington's Birth	nday, Memorial Day, Independence Day,	Labor Day,
following busin	ness holidays: New Tears Day,	Washington's Ditt.	The morning of the first transfer of the second	ia i i i i i i i i i i i i i i i i i i
di min 6.0 Bu	yer acknowledges that he has	received, read and	understood and signed a copy of this Ag	Dith momen
also received, r	read and understood a copy of u	ne muowing.	grande se sagen amban e fan de de Mijde felj	
	State of California. Departmen	t of Real Estate	Oregon Real Estate Commission Subdivision Public Report and Po	ermit
1 455 7 7	Subdivision Public Report and	Permit	Development	
ANTH THE SALE	Ctote 1	Property Report N	otice and Disclaimer	
yes in all the second of the second		TO A CHEN LES NICE TO	NCONSISTENT WITH THE	and the second second
ing with the	THE FOLLOWING S	TATEMENT IS	INCONSISTENT WITH THE	
7. Bı	uver acknowledges that he has	received and read	in copy of the Notice of obligation within	thts whereby
Buyer underst	ands that he is entitled to resci	nd this transaction	1 (La Courtoon (14) calendar d	lavs from the
calendar days	tion of this Agreement by the B	Buyers herein as re	quired by the Laws of the State of Califo	ornia and the MT. SCOTT
California Der	partment of Real Estate, Notifica 5. 433 Callan Avenue, Suite 303	3, San Leandro, C	sion must be made in writing by notifying alifornia 94577, by mail or telegram on continuous	or before the
PROPERTIES	on said Notice of Rescission F	Rights.	an the rayarea side here	of and Buver
Buye	r has read and understands and prove	visions are incorpo	provisions stated on the reverse side here- trated herein by reference and are fully a	a part of this
and Seller agr	ree that all such terms and provi	asin Al Loho Loho	mit we wind the state of the state of the	- 344 ³ 14
NOT	WITNESS WHEREOF, the par	ties hereto have e	executed this Agreement the day and year	ar first above
written.	The sea mongage day of the	Portland and THI	BANK OF CALIFORNIA.	
- My	I mommina	DNA"	TONAT: ASSOCIATION.	
X /he	T WY NOT	Buyer	tional banking association, as Trustee	
1	V V	By:	Solore Milicaid	
	16. 6. 6. 6. 6. 6. 6. 6. 6. 6. 6. 6. 6. 6	Buyer	VP x 700	
See A Carried	Sull Control		Title	Selle

alairei a Ta

SET SCOTT MEADOWS, ALSO KNOWN AS AIT, SCOTT PICHER BELL FOR SALE OF PROPERTY TREEMENT LESS ALS OF PROPERTY OF SELECTION LESS AS A SELECTION LESS AS AS A SELECTION LES ALS AS A SELECTION LES AS A SELECTI

of louds and louds and louds and louds and louds and louds and louds are the date of this Agreement. Buyer shall promptly pay all such taxes due after the date hereof, and shall be responsible for and shall pay when due all future real property taxes and similar levies. Buyer's failure to pay such taxes and levies, when due, shall constitute a breach of this contract, and Seller may, at its option, exercise all remedies available to it upon default of any of Buyer's obligations.

9. Upon the payment in full by Buyer of all sums due hereunder and the surrender to Seller of this Agreement for cancellation, Seller shall execute a Trustee's Grant Deed in favor of Buyer conveying said property to Buyer, free and clear of all liens and encumbrances, but subject to all easements, conditions, covenants, restrictions and rights of way now of record, along with all other matters specified in this Agreement and to all matters done, made, caused or created by Buyer affecting title thereto. At Buyer's election and at Buyer's expense, Seller shall furnish to Buyer a policy of title insurance issued by a reliable title company showing title to said property vested in Buyer free from all liens and encumbrances, except those hereinbefore specified and those done, made, caused or created by Buyer.

Buyer further understands that the property being purchased herein by Buyer does not include the purchase

Buyer further understands that the property being purchased herein by Buyer does not include the purchase of any oil, gas and other mineral and hydrocarbon substances beneath the surface of said land. However, so long as Buyer is performing hereunder and the contract has not been terminated, neither Seller nor any person claiming from Seller shall have the right to enter upon the surface of the property sold by Seller to Buyer for the removal of, or exploration for, the aforementioned natural resources below the surface of said land. Upon the payment in full and performance by the Buyer entitling the Buyer to a deed as provided for herein, there shall further appear upon the face of said deed this waiver of surface entry. of said deed this waiver of surface entry.

of said deed this waiver of surface entry.

10. Buyer shall keep, preserve and maintain said property in good order and condition; Buyer shall not commit or permit waste of said property; and Buyer shall comply with all laws, ordinances, regulations, covenants, conditions, restrictions, easements, right and rights of way relating to or affecting said property.

11. Seller shall have the right at all reasonable times to inspect said property, and Buyer shall allow Seller to inspect the same upon Seller's request.

12. Buyer shall not declare nor attempt to declare a homestead upon nor select said property as a homestead nor attempt to record any declaration of homestead upon said property during the term of this Agreement.

13. All improvements made to or placed on said property by Buyer shall be and become a part of said property. Buyer agrees that until payment in full has been made or until Buyer has received written consent from Seller, Buyer will not commit waste or encumber said realty and during the period of this Agreement will keep said realty free of all liens and encumbrances done, made, caused, or created by him of any kind and nature. Buyer agrees to pay and discharge any lien or encumbrance on said realty that is made, done, caused or created by him within ten (10) days after such lien or encumbrance is placed thereon.

days after such lien or encumbrance on said realty that is made, done, caused or created by him within ten (10) days after such lien or encumbrance is placed thereon.

14. No representations, agreements or warranties, whether express or implied, not herein expressly set forth, have been made by Seller to or with Buyer. Buyer acknowledges that no persons have had nor now have any authority to make any representations, agreements or warranties, whether express or implied, binding upon Seller not expressly set forth herein and that, if any such representations, agreements or warranties were made or given and are not herein expressly set forth, each, every and all thereof are of no force or effect. This Agreement is the only agreement between Seller and Buyer, and all prior or contemporaneous negotiations are morgial herein approach between

Seller and Buyer, and all prior or contemporaneous negotiations are merged herein and supersede hereby.

15. Until all sums due under this Agreement have been paid in full, Buyer shall not sell, assign or transfer this Agreement or any right, title, or interest herein without first obtaining the written consent of Seller, and any attempt so to do shall be of no force or effect.

so to do shall be of no force or effect.

16. Any payments made by Buyer to Seller may be applied by Seller in payment of or on account of any obligation or liability of Buyer to Seller, and the application of such payments by Seller shall be conclusive upon Buyer.

17. Time is of the essence of this Agreement, and full performance by the Buyer of all his obligations hereunder is and shall be a condition precedent to his right to a conveyance hereunder; and should default be made (a) in the payment of any said installments of principal and interest when the same become due, or (b) in the repayment after demand of any amounts herein agreed to be repaid, or (c) in the observance or performance of any other obligation hereunder, and any such default is not cured within forty-five (45) days after written notice by Seller, then this Agreement on the part of the parties shall be deemed automatically cancelled and terminated, at Seller's option; and in the event of such cancellation, the amounts paid herein may be retained by Seller as liquidated damages, the parties agreeing that it would be impractical and extremely difficult to fix damages.

As an alternative remedy to Seller, upon default by Buyer in payment of any indebtedness secured hereby or

As an alternative remedy to Seller, upon default by Buyer in payment of any indebtedness secured hereby or in performance of any agreement hereunder, all sums secured hereby shall be immediately due and payable at the option of Seller. In the event of default, Seller may execute a written notice of such default and of its election to cause to be sold the herein described property to satisfy the obligations hereof and shall cause such notice to be recorded in the office of the County Recorder of the County of Klamath, Oregon. Notice of sale having been given as then required by law having elapsed after recordation of such notice of default. Seller may sell said property at the time and place of sale fixed by it in said notice of sale, either as a whole or in parcels and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at the time of sale. Seller may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement. Seller shall deliver to the purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of any matters of facts shall be conclusive proof of the truthfulness thereof. Any person, including Seller or Buyer may purchase at such sale. After deducting all costs, fees and expenses of Seller, including cost of the evidence of title and reasonable attorney's fees in connection with the sale, Seller shall apply proceeds of the sale to payment of the following items in the following order: (1) All sums expended by Seller under the terms hereof, not then repaid with accrued interest at 10% per annum; (2) all other sums then secured hereby; (3) and the remainder, if any, to the person (2) all other sums then secured hereby; (3) and the remainder, if any, to the person or persons legally entitled thereto.

18. Buyer and Seller agree that in the event Seller cancels Buyer's rights hereunder, Buyer will, at the option and upon the demand of Seller, execute in favor of and deliver to Seller, a good and sufficient Quitclaim Deed to the said realty; and this acceptance by Seller shall operate as a full release of all Buyer's obligations hereunder. Buyer and Seller further agree that in the event Buyer rescinds this agreement through the Buyer's right of rescission and Seller tenders all sums heretofore paid back to Buyer within ten (10) days of the receipt of said notice of rescission, Buyer will, at the option and upon the demand of Seller, execute in favor of and deliver to Seller a good and sufficient Quitclaim Deed to said realty; and this acceptance by the Seller shall operate as a full release of all Buyer's obligations hereunder.

19. Buyer and Seller agree that this agreement will become binding upon the Buyer and Seller two (2) days after the deposit in the U.S. mail of notice of acceptance addressed to the Buyer in accordance with the provisions of paragraph 4 hereof, with postage prepaid.

20. Each of the signed copies hereof shall be deemed a duplicate original, and this Agreement shall inure to the benefit of and be binding upon the successors and assigns of each of the parties hereto.

21. This Agreement is made by Seller as Trustee under Declaration of Trust, and Buyer's recourse shall be solely to the trust estate and not to Seller in any other capacity.

Buyer has read and understands all of the items and provisions stated in this Agreement for Sale of Property, and all such terms and provisions hereof are fully a part of this contract.

NOTICE: See other side for important information.

-4H-2

a national banking association, as Trusto

Buyer's Initials

	(Corporation)	
	On November 17, 1002	Par
	State, personally appeared Dolores Milicevich known to me to be the like Pres. & Trust Oper. Officer known to me to be the Secretary known to me to be the executed the within Instrument, Instrument on behalf of the corporation therein named, and within instrument pursuant to its by-laws or a resolution of WITNESS TOTAL OFFICIAL OF TRUST OPER TOTAL OF TRUST OPER TOTAL OPE	r said
Dorum.	WITNESS my hand and official seal. OFFICIAL SE. B SHELTON NOTARY PUBLIC - CALIF LOS ANGELES COUN My comm. expires MAY	FORNIA
	(This area for official notatial seal)	

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

this 30 day of Nov A.D. 1982 at o'clock P I'., and duly recorded in Vol. M82, of Deeds on a c 16197

Fee \$12.00

By Concellulation.