	REEMENT FOR SALE OF PROPERTY
THIS ACREEMENT for Sale of Real Estate	ate dated theas or growth as healting association as
Trustee, hereinafter called Seller, whose address is	NATIONAL, ASSOCIATION, a national banking association, Trust Department, 845 South Figueroa Street, Los Angeles, Cali-
whose address is Box 209/ Pub.	96766
The disclosures contained in the following	paragraphs below are required to be made by THE BANK OF
CALIFORNIA, NATIONAL ASSOCIATION, 43 24	Sollar real property located in the
County of Klamath, State of Oregon, described as	Treat No 1097 in the County of Klamath.
13/0 e/c	County excepting oil, gas and other
mineral and hydrocarbon substances beneath the se	the recorded
tions covenants restrictions, reservations, casement	102 100 Declaration of Re-
strictions recorded in the Official Records of Klamat	The fact forth herein 22 and 1991
the same effect as though said Declaration work	
CASH PRICE Less: Cash Down Payment	salts and reduced the salts and the
mon ton Hade reveal to Trade In a wino hore in velocities and the Total Down Rayment Hade beautiful Total Down Rayment	1.200,00 8 1,200,00
Unpaid Balance of Cash Price of Other Charges:	4800.00
Unpaid Balance of Cash Price	hand so the state of the Seller's and the sound of the sound the seller's request.
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and the second of the second o	the state of the s
Golded most through FINANCE CHARGE (INTERE	ST) we show the same that \$ 36.80
Solid most insen FINANCE CHARGE (INTERES	d behave an American special services of the s
Deferred Payment Price	TE TE TO SEE THE TENTE OF THE T
2. The unpaid balance shall be paid in -	day annum on the unpaid balance. Commencing on the day nt of said unpaid principal balance and interest shall be paid, and
or more including interest at percent per	annum on the unpaid balance. Commencing on the analysis of the paid, and nt of said unpaid principal balance and interest shall be paid, and installment shall be paid until the total unpaid principal balance and
OI TO THE TOTAL OF THE PARTY OF	. I i i
interest have been paid in full. Interest to begin t	to accide on the state of years
any part of the unpaid balance may be prepare w	To the event of a late pay-
ment the provisions in Paragraph 11 on the level	it all a lote narment
Buyer be subject to any detault, definiquency of	1 1 1 to a contract as was hereinbefore provided
and obtain a partial retund of the mance charge	
Code \$1800.3.	above consisting of a legal title under
this contract of sale, subject only to buyer's lights	
4. Any notice to Buyer may be given to	Buyer at the address at which Buyer's payments
sequently delivered to Seller in writing. Notice to	o sener shall be in writing,
and shall be served either personally or by certific	led man, postage Propries
this paragraph shall not apply to Paragraph of her	the seller if you did not receive
a Property Report prepared pursuant to the Males	and Regulations of the contract or
agreement. If you (Buyer) received the Fioperty	the callow until midnight of the third busi-
von (Buver) have the right to revoke the conduct	or agreement Sunday, or the
following husiness holidays: New Tears Day, The	asiming vital and the second of the second o
Veterans Day, Columbus Day, Inanksgiving, and	coired read and understood and signed a copy of this Agreement and
also received, read and understood a copy of the	Table and the street of the st
CHECK WHERE APPLICABLE	of Real Estate Oregon Real Estate Commission
Subdivision Public Report and Pe	of Real Estate Oregon Real Estate Commission Subdivision Public Report and Permit
final in the second sec	onerty Report Notice and Disclaimer
	pulgia a qualest and the state of the country of th
Married Control THE FOLLOWING ST	ATEMENT IS INCONSISTENT WITH THE
DISCLOSURE REQUIREMENT	eceived and read a copy of the Notice of Rescission Rights whereby
Buyer understands that he is entitled to reschio	this transaction of the fourteen (14) calendar days from the
calendar days from the date of execution of the	in the State of California and the
California Department of Real Estate. Notification	yers herein as required by the Laws of the by notifying MT. SCOTT on of such rescission must be made in writing by notifying MT. SCOTT San Leandro, California 94577, by mail or telegram on or before the other
data indicated on said Notice of Rescission ans	5 this and buyer
Buyer has read and understands all or	sions are incorporated herein by reference and are fully a part of this
agreement	
agreement NOTICE: See other side for importan IN WITNESS WHEREOF, the partie	nt information. es hereto have executed this Agreement the day and year first above
written. MO. & Genale	THE BANK OF CALIFORNIA,
man D	P.LUAT NATIONAL ASSOCIATION.
1 convin algrade	a national banking association, as Trustee
No. 1	By OA Eller
Plattice Consists	Buyer
	Buyer Title

Tayong Julian

NIT SCOTT MEADOWS, ALSO KNOWN AS ME SCOTT HAVE A GOOD FOR SALE OF PROPERTY OR SALE OF PROPERTY OR SALE (1978) A GOOD FOR SALE OF PROPERTY OR SALE (1978) A GOOD FOR SALE OF PROPERTY OR SALE (1978) A GOOD FOR SALE OF PROPERTY OR SALE (1978) A GOOD FOR SA 8. Real property taxes for the current fiscal year levied against the lot described herein shall be prorated to 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.

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 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.

10. Buyer shall keep, preserve and maintain said property in good order and condition. Buyer shall not com-

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 ferm 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 is placed thereon.

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 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.

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.

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

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 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 and not less than a time 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 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 an

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	er side for important information.
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Seller

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C.ŞURDRIYI	RO MMAR			Seller's Initials

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(Corporation)	
STATE OF CALIFORNIA  COUNTY OF Los Angeles  On November 17, 1982  State, personally appeared E. Hollis  known to me to be the Asst. Trust Oper. Officer known to me to be of the corporation that	TITLE INSURANCE AND TRUST ATTOOR COMMANY  t, the undersigned, a Notary Public in and for said  text, and
known to me to be the persons who executed the within Instrument, Instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.  WITNESS my hand and official seal.  Signature.  Signa	OFFICIAL SEAL  B SHELTON  NOTARY PUBLIC - CALIFORNIA  LOS ANGELES COUNTY  My comm. expires MAY 17, 1985
	(This area for official notarial seal)

Filed for record .

this 30 day of Nov A.D. 19 82 at o'clock P.M., and duly recorded in Vol. M82 of Deeds on Face 16233

Fee \$12.00

By BEHN, County Clark