hy and hetween	GREEMENT for Sale	of Real Estate	dated the	MT. SCOTT MAKE POUR LE OF THE DERTY POUR day of	10 X
trustee, nereinar	ter called Seller, who	se address is Tr	ust Department, 8	ATION, a national bankir 45 South Figueroa Street, I	ng association, Los Angeles, Ca
whose address is	43 Kula		Kailua	96734, Phone 36	1-4573
hereinafter called The disc	Buyer. losures contained in t	the following pa	ragraphs below are	required to be made by	THE BANK C
1. Seller	agrees to sell to Bu	iver, and Buver	ee and as creditor, agrees to purchas	in compliance with federal e from Seller, real proper	-Insue
County of Klama	th, State of Oregon, c	described as folio	ows: Lot(s), Block(s)	JC 7
State of Oregon, a mineral and hydr	is per map recorded i	n the office of th	e County Recorder	of said County, excepting nveyance shall be made sul	oil gas and oth
dons, covenants,	restrictions, reservatio	ns, easements, r	ights and rights of	way of record or appearing set forth in that certain D	o in the record
strictions recorded	l in the Official Recor though said Declara	ds of Klamath C	ounty, all of which	are incorporated herein b	by reference wi
ted less less in it. Contract the tree	CASH PRICE Less: Cash Down P	nconstitution	300.00	\$ 6,000,00	
grov toa flans ne	Trade-In	von house of at		to aguas est turche sevano. Emilio arres Sanas Leilando.	or and Island Vitable
constraints, condi	Unpaid Balance of C		300,00	\$ 300,00	a hi aserate njigovi da Promisa disebilika n
	Other Charges:	ash Price	ស់លេវ សំពីលាំស្នេច (។	\$ 5700.00	eseg M. Bereiter
iy se a ladar teat ranciil		komest e id epar project , de je a	tempt to declare a seed according to the see	s —	i di 21 Sangaran
nsios meni Mern	Amount Financed FINANCE CHARGI	E (INTEREST)	ા કોલાક ભાવતી પ્રાપ્યો કે	\$ 4,921,20	ija di Nama
them blos sind i	Total of Payment Deferred Payment P	a keirog odi mu	ndi bus vilser less	\$ 10,621,20 \$ 10,921,20	ilin 1970 Tim 1970
technika i Nasatra 290	ANNUAL PERCEN	TAGE RATE	al swift y now hap?	100 m/s/2-110 10 10 10 10 10 10 10 10 10 10 10 10	
2. The upon more including	inpaid balance shall be interest at	pe paid in 12.	equal monthly	installments ofalance. Commencing on the	.57 Dolla e d
OF	19_ \$ / the first	t installment of s	aid unnaid naincir	al halance and interest sh	all be paid a
nterest have been	paid in full. Interest	t to begin to acc	ment shall be paid	day of August princ	cipal balance a
my part or the un	ipaid balance may be	prepaid without	penalty on the m	onthly payment date. The years. In the ever	number of ver
nend me brovisio	us in Paragraph 17 oi	n the reverse sid	e hereof shall ann	ly. Under no circumstance	nt of a late pa
Buyer sha	to any default, defing	uency or similar	charges in the eve	ent of a late payment.	nhafara mravid
nd obtain a part Code §1806.3.	ial refund of the final	nce charge (inter	rest) based upon t	he provisions contained in	California Civ
3. Seller	will retain a security	interest in the	eal property descr	ihed above consisting of a	legal title und
a said rear brobe	rty, will be subject to) said security in	terect	ed property, which become	
eduction neurotie	u to seller in writing.	. INOUCE to seller	' shall be given onl	ed in this Agreement or at y at the address at which I	liver's naumen
and shall be serve	d either personally or	all notices or de	mands provided o	repermitted hereunder sha return receipt requested. I	he in writin
ms paragraph sna	m not apply to Paragi	raph 5 hereot.	of the Printer of American	by notice to the Seller if yo	
Troperty Meport	prepared pursuant to	the Kules and I	legulations of the (Thice of Interstate Land Sc	iles Registratio
greemem. It you	(Duyer) received the	Property Keport	less than 48 hours	at the time of your signing sprior to signing the contra	oct or arreame
ess day tollowing	z the consummation (ot the transactio	n. A husiness day	the Seller until midnight of is any calendar day excep	t Sunday or tl
eterans Day, Col	nolidays: New Years umbus Day, Thanksei	Day, Washingto	m's Birthday, Mem	orial Day, Independence I	Day, Labor Da
b. Buyer lso received, read	acknowledges that he and understood a con-	e has received, pv of the followi	read and understoo	nd and signed a conv of this	s Agreement ar
THE TO WHEN THE	ADDITION DITE	and the state of the same		and the second s	
Str	ite of California, Depa bdivision Public Repo	artment of Real I ort and Permit	Estate S	regon Real Estate Commissubdivision Public Report an	sion d Permit
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DIS	THE FOLLOW CLOSURE REQUIR	ING STATEME	NT IS INCONSIS	TENT WITH THE RUTH IN LENDING AC	ા. જા
7. Buyer	acknowledges that h	e has received a	ind read a copy of	f the Notice of Rescission	Rights wherel
aiendar days iron	n the date of execution	on of this Agree	ment but not less	ny penalty or obligation wit than fourteen (14) calenda	r dave from t
ate or execution	of this Agreement by	the Buvers here	in as required by t	he Laws of the State of Co e made in writing by notify	alifornia and tl
ROPERTIES, 433	3 Callan Avenue, Suit said Notice of Reseis	te 303. San Lea	idro, California 94	577, by mail or telegram of	m or before the
- Buyer has	read and understand	s all of the term	s and provisions st	ated on the reverse side h	ereof and Buy
greement.	or Park January and The	i provisions are a model and a	incorporated herein popularity alapha	n by reference and are ful 2 with the second of the first	ly a part of th
	See other side for i ESS WHEREOF, the	mportant inform e parties hercto	ations with the have executed this	Agreement the day and	vear first abov
ritten.	en e karpa karrista de 1924 (a Arron da Jandras da	18 A 18 CO. L. C. S. C. S. C. S. C.	CALIFORNIA	and due it.
- 	2 //		ALAMYONIA VILLA	SOCIATION	Jakk
Maurica	Kotar	Buyer			
Maurice Stur 1 Ro	Kotar	Buyer	a national banki	ng association, as Trustee	
Maura Got	Rotar	<u> </u>	a national banki		

BANK OF CALIFORNIA

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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.

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-

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 required.

to inspect the same upon Seller's request.

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.

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.

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.

16. Any payments made by Buyer to Seller may be applied by Seller in payment of or an account of any contemporaneous and applied by Seller in payment of or an account of any contemporaneous and any attempt and supersede hereby.

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 nayment 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 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 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 or persons legally entitled thereto.

(2) an other sums then secured hereby; (3) and the remainder, it 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.

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. estenis on the Outlines we know 5

Buyer's Initials

Siller.

Seller's Initials

TO 1945 CA (8-74) (Corporation)	TITLE INSURANCE
STATE OF CALIFORNIA COUNTY OF Los Angeles November 17, 1982 before me,	the undersigned, a Notary Public in and for said
known to me to be the	EDD'X and
Instrument on behalf of the corporation therein halted, 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.	OFFICIAL SEAL B SHELTON NOTARY PUBLIC - CALIFORNIA LOS ANGELES COUNTY My comm. expires MAY 17, 1985.
Signature Kuth & Shelton	(This area for official notarial scal)
STATE OF ODECOMA CONTENT OF MINAMA	
STATE OF OREGON; COUNTY OF KLAMA	IH; \$5.
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this 1 day of Dec A.D. 17 82 at o'clock A M. at c'

Deeds on a c 16306
) EVENYN BIETH County lork

duly recorded in Vol. M82 , cf_

Fee \$12.00