				TIOT THE P	
			TAOR SALE OF		ov, 19/0
ny and between i					association, as
Trustee, hereinafte	r called Seller, whose ad	dress is Trust Lep	MARCH J.	rench Aw	ngeres, Camer
n!a 90017 and B2			on Oreans	, Phone 503	782-3365
whose address is _		OAKrid	ge oregon	, Phones	
hereinafter called	serves contained in the	following paragrap	hs below are requi	red to be made by T.	HE BANK OF
	1 TO TOTAL A CC/ 1/ 1/ A 1/ TO	IN ac Imistee and	i as creatior, in coll	idiialice widi içuciai i	aws.
1. Seller	agrees to sell to Buyer	, and Buyer agree	s to purchase from	Seller, real property	located in the
County of Klamatl	a. State of Oregon, desc	ribed as follows:		- 1	in the
Lot	in Mt. Sec	ott Meadows Subdi	vision, Tract No. 10	f the County Recorder	
avaanting	Klamath, State of Oreg oil, gas and other mine	rai and hydrocard	on substances bene	and the surrace merce	i. Daid Com of
-111	he made subject to all	conditions covenat	its restrictions, rese	rvations, easements, i	ignia and rigno
C C	and an ammaning in	the recorded man	of said tract and	sneemeany me coven	ants, contartions
County, a	ll of which are incorpor	ated nerein by rei	erence with the sa	ine enect as though s	aid Deciaracon
were run	y set forth herein. CASH PRICE	nor 4 to b happy	s S	700 -	
· · · · · · · · · · · · · · · · · · ·	Less: Cash Down Payn	$_{\text{nent}}$ $s > 1$	<u>0 </u>		
	Trade-In	ه و د و ۱۳۶۱ و ۱۳۶۱ و ۱۳۳۳ د دانده د ۱۱	and the same of th	52000	
	Total Down Payr	$\frac{570}{100}$	<u> </u>	370	
Compared was field	and at the state of the state of	and the second region of the second		5130	
	Unpaid Balance of Cas	sh Price	\$		
~	Other Charges:		\$	- 00	
			\$	1130 00	
	Amount Financed			007.	
	FINANCE CHARGE (INTEREST)		137	
المراجعة المراجعة	Total of Payments			101.55	
	Deferred Payment Price	CH DAME	φ	10 % 2	LKGC
1 1 2 2 2 2 2 2 2 3 1 2 2 2 3 1 2 2 2 3 1 2 3 2 3	ANNUAL PERCENTA inpaid balance shall be interest at per	GE KALE 20	land	Ilments of (47	Dollars
\sim 2. The τ	inpaid balance shall be	paid in	equal monthly msta	Commencing on the	S day
or more including	interest at 10 per 19 7,9he first in	cent per annum on	une unpaid paranet	lance and interest sh	all be paid, and
con the same day	of each month thereafter paid in full. Interest to paid balance may be proposed to the paid balance may be proposed to the paid to the pai	hegin to accrue	on the 77 day	of See Nov 8	19 18 All or
any part of the u	maid balance may be pr	repaid without per	alty on the monthly	y payment date. The	number of years
required to comp	lete payment in accord	ance with the terr	ns herewith is 10	years. In the ever	nt of a late pay-
mont the provide	me in Paragraph I/ On 1	rne reverse side ne	reor shan appra o	Haci Ho chicamstance	s, however, will
Buyer sh	all have the right to pay tial refund of the finance	in advance the ur	paid balance of this	ovisions contained in	California Civil
Code §1806.3.	will retain a security i	nterest in the real	property described	above, consisting of a	legal title under
0. 00					
this contract of sa	de, subject only to Buye	ers rights nercunat	er, Arter acquired p	roperty, which become	es affixed as part
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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, 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 liens and encumbrances, except those hereinbefore specified and those done, made, caused or created by Buyer further understands that the property being purchased herein by Buyer does not include the purchase Buyer is performing hereunder and the contract has not been terminated, neither Seller nor any person claiming from

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 ploration for, the aforementioned natural resources below the property sold by Seller to Buyer for the removal of, or exformance 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 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

11. Seller shall have the right at all reasonable times to inspect said property, and buyer 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, River will not commit waste or encumber said realty and during the period of this Agreement will keep said realty

Buyer will not commit waste or encumber said realty and during the period of this Agreement will keep said realty and discharge any lien or encumbrance on said realty that is made, done, caused or created by him of any kind and nature. Buyer agrees to pay 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.

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 15. Until all sums due under this Agreement have been paid in full, Buyer shall not sell, assign or transfer 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. Under is and shall be a condition precedent to his right to a conveyance hereunder; and should default be made (a) in demand of any amounts herein agreed to be repaid, or (c) in the observance or performance of any other obligation ment on the part of the parties shall be deemed automatically cancelled and terminated, at Seller's option; and in the ment on the part of the parties shall be deemed automatically cancelled and terminated, at Seller's option; and in the ment 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 de retained by Seller as liquidated damages, the parties agreeing that it would be impractical and extremely difficult to fix damages.

event of such cancellation, the amounts paid herein may de 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 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 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 payable at the time of sale. Seller may postpone sale of all or any portion of said property by public announcement at time fixed by the preceding postponement. Seller shall deliver to the purchaser its deed conveying the property sold, but without any covenant or warranty, express or implied. The recitals in such deed of any matters or facts shall deducting all costs, fees and expenses of Seller, including cost of the evidence of title and reasonable attorney's fees in ing order: (1) All sums expended by Seller under the terms hereof, not then repaid with accrued interest at 10% per thereo.

18. Buyer and Seller agree that in the event Seller cancels Buyer's rights hereunder, Buyer will, at the option 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 tenders all sums heretofore paid back to Buyer within ten (10) days of the receipt of said notice of rescission and Seller 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.

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 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.

and all such terms and provisions hereof are fully a part of this contract.

NOTICE: See other side for important information.

Buyer's Initials Seller's Initials

(Corporation) STATE OF CALIFORNIA SS. ANOTHER ANOTHER ANOTHER ANOTHER ANOTHER ANOTHER SS.	
COUNTY OF LOS ANGELES On 11-17-82 before me, the undersigned, a Notary Public in and for said State, personally appeared J. CHAVEZ known to me to be the TRUST OPR. OFF. XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	
known to me to beSecretary of the corporation that executed the within Instrument, known to me to be the persons who executed the within 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 B. SHELTON (This area for official notarial seal)	

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

this 1 day of Dec A.D. 19 82 at o'clock A M and duly recorded in Vol. M82, of Deeds on a c 16415

Fee \$12.00

By Thy a Manual County icrke