1650% Cocces	ISTANDARD FORM —	WS, ALSO KNOWN AS M - AGREEMENT FOR SĄĮ	MT. SCOTT PINGLING 28 25	1650 6
by and between THE H	MENT for Sale of Real BANK OF CALIFORN	Estate dated the	ATION is notional banking	1982, ciation, as
fornia 90017 and E	rnest Lefler	ss is Trust Department, 84	45 South Figueroa Street, Los Ang	geles, Cali-
hereinafter called Buyer	2-661 Makak		JA Beach, Phone	
The disclosures CALIFORNIA, NATION	s contained in the follow NAL ASSOCIATION, as	is itustee and as creditor	e required to be made by THE I in compliance with federal laws.	A contract of the contract of
County of Klamath, Stat	te of Oregon, described	as follows: Lot(s), Block(s)	e from Soller, real property locat	
State of Oregon, as per r	map recorded in the office	Scott Meadows Subdivision	n, Tract No. 1027, in the County of	
tions, covenants, restricti	ions, reservations, easem	nents rights and rights of	nveyance shall be made subject to	all condi-
strictions recorded in the	e Official Records of Kla	conditions and restrictions	s set forth in that certain Declarati are incorporated herein by refer	:f D-
CASH	H PRICE	fully set forth herein.	And GOOD	ence with
Less:	Cash Down Payment Trade-In	\$ 600	end <mark>ura e la participa de la c</mark> elebra de la composición del composición de la compos	Francisco (S. 1997) Richard (S. 1997)
	Total Down Payment	6. 1000	\$ 600	t t r
Tastick worth that Unpai Other	id Balance of Cash Price Charges:	te, so e e et sundr widnerenen tir	dag ban 5400 = 1	Service Services Services Servi
brosephus a su vos as pa	in a ferre and in a second and the s	នាយាធារា ខែ ១៩៧៤ ខ្មែរ និងពួកមហ៊ុរ ការសាសន ស្ពាន់ ១៤ ក្រុម និង ១៩សនា	7.5 \$	Annage et in de Bright Commission (1997) Konstantinge
G. Laboratoria G. FINA	int Financed NCE CHARGE (INTER	d hospen, how en hands NEST) wo list not yet out it	\$ 5400,00	ta e e e e e e e e e e e e e e e e e e e
Colline and the section was the Total (of Payment Price	The solidar office to	\$ 979760	O/L
ANNU	UAL PERCENTAGE RA	ATE,	12 %	148/co
or more including interes	st atpercent per	er annum on the unpaid ba	plance Commencing on the	Dollars day
on the same day of each	month thereafter a like	ent of said unpaid princip e installment shall be paid	oal balance and interest shall be until the total unpaid principal bal	., .
any part of the unpaid ba	alance may be prepaid v	without penalty on the mo	day of Africa, 19 B	All or
- equica to complete pay	villent in accordance wi	Iffi the terms herowith is	// / manage To Alexander C	T .
Buyer be subject to any	default, delinquency or	similar charges in the aver	ly. Under no circumstances, howe	ever, will
and obtain a partial refuse Code §1806.3.	ind of the finance charge	ance the unpaid balance of se (interest) based upon th	f this contract as was hereinbefore ne provisions contained in Califor	mia Civil
of said real property, will	ll be subject to said seco	urity interest	bed above, consisting of a legal tited property, which becomes affixed	d as part
sequently delivered to Sel	Buyer may be given to eller in writing Notice to	Buyer at the address state	ed in this Agreement or at any add y at the address at which Buyer's p	
are record time to time in	r personally or by certific	s or demands provided or	permitted hereunder shall be in return receipt requested. The prov	•. •
5. You (Buyer) h	ave the option to void w	reor. our contract or agreement b	hy notice to the Calley if you did	
U.S. Department of Hous	sing and Urban Develor	s and Regulations of the U	Office of Interstate Land Sales Reg	istration,
you (Buyer) have the right	t to revoke the contract of	or agreement by notice to	prior to signing the contract or ag	greement
following business holiday	vs: New Years Day Wo	insaction. A business day i	is any calendar day except Sunday orial Day, Independence Day, Lab	
6. Buyer acknow	vledges that he has rece	eived tread and understand	d and signed a copy of this Agreen	
also received, read and un CHECK WHERE APPLI	CABLE CABLES	tonowing:	Albarier gede Arte de 1979 de Ondere Monte de 1979	Control of the State of the Sta
State of Canada Subdivisio	California, Department of on Public Report and Per	Real Estate Or	egon Real Estate Commission	e di Les L
 Market and the second of the se	U.S. Hous	sing and Urban Developme	bdivision Public Report and Permi	t -
	File of Commencer is a profile of the Commencer in the C	perty Report Notice and Di	en kritanska hen er i sen er gentilska od navnor sam egnalar de sen staden et applicatio	
DISCLOSU	RE REQUIREMENTS	TEMENT IS INCONSIST OF THE FEDERAL TI	RUTH IN LENDING ACT	
Buyer understands that he	vledges that he has rece e is entitled to rescind the	eived and read a copy of	the Notice of Rescission Rights	
date of execution of this A	Agreement by the Ruyer	Agreement but not less the series as required by the	han tourteen (14) calendar days f	1 .1
PROPERTIES, 433 Callan	Avenue. Suite 303 Son	n Leandra California 945	made in writing by notifying MT. 77, by mail or telegram on or be	
Table 1 Buyer has read in	nd understands all of the	n terms and provisions stat	tad on the musue attached the	3 33
agreement.	ach terms and provision	is are incorporated herein	by reference and are fully a part	t of this
NOTICE: See of	her side for important	information. hereto have executed this	Agreement the day and year first	t above
X emer	John John	Buyer NATIONAL ASSO	CALIFORNIA,	
- X Wine F.	- CARELL		g association, as Trustee	
		Buyer By: Totale		
28 De Peret III de la companya del companya del companya de la com		Buyer Title		Seller Seller
eiulaini virvii or	RAN	JK OF CALIFORNIA		

the date of this Agreement. Buyer shall 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 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 casements, conditions, covenants, restrictions and rights 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. formance by the Buyer entitling the Buyer to a deed as provided for herein, there shall further appear upon the face

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 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 encumbrances done, made, caused, or created by him of any kind and nature. Buyer agrees to pay and discharge any 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 set forth herein and that, if any such 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 Bnyer, 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 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 ment on the part of the parties shall be deemed automatically cancelled and terminated, at Seller's option; and in the agreeing that it would be impractical and extremely difficult to fix damages

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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 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 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.

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.

paragraph 4 mereor, with postage prepara.

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.

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Buyer's Initials

Seller

AND OF CAUFORNIA

Seller's Initials

STAPLE HERE	State, personally appeared E. HOLLIS known to me to be the ASST. TR. OPR. OFF. XYXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	NIA
	(This area for official notarial seal)	
		<u> </u>
	STATE 'F DRESON; CO'JNTY OF KLAMATH; ss.	
	duly recorded in Vol. Mag. 1:35	

Fee \$12.00

duly recorded in Vol. M82, of deeds on a c16506

EVELYN B.EMY County Clerk

(Corporation)

STATE OF CALIFORNIA
COUNTY OF LO