THIS ACREEMENT for Sile of Beal Faint dated the duy of	177771	MT. SCOTT MEADO STANDARD FORM -	WS, ALSO KNO	WN AS MT. S	COTT PINES	286004	1651
The internative field solidity. Wind Salma's is in the Unified international product in the solid solid is and solid is in the information of the international solution. The solution is the information of the international solution is international solution. The solution is international solution in the information of the international solution. The solution is international solution in the information of the international solution in the information of the international solution. The solution is international solution in the information in the solution in the solu	THIS ACR	EEMENT for Sale of Real	Estate dated the	ASSOCIATIO	$-$ day of M_{u}	king association	2_, . as
<pre>bloce address is 12:00-0.5. Machan and the Difference of the product process of the product of the product</pre>	b, hereinatter	called Seller, whose addre	ess is must Dep	de won	чан <u></u>		<u>. *</u>
The diedecares contained in the DNA WERT paragraphic a scredule, in compliance with faderal hors. Earl 9. Stills upgrest to all to Bayer, and Bayer eagrest to purchase from Selex, and Bayer M. Daver and Bayer and Ba	whose address is \bot	3404 5 Arcs	turus A	se barde	ru, Phone L	<u>13-32/-66</u>	<u>, 77</u>
County of Alimanh, Satio & Oregon, destinues, Six Macdows Sixdelwriter, Trant No. 1027, In the County of Klamanh, Satio & Unservices, Sixdel Course, Proceeder of said County, ecception of Line and the count is the second and the s	The disclos CALIFORNIA, NAT	TIONAL ASSOCIATION,	as trustee and a	to purchase fro	m Seller, real pro	perty located in	the
minerel and bydrocerbon exbednesses beneath the surge induction of the correct of appearing in the recorded time, coreaning in the recorded in the Official Records of Klamath Courty, all of which are incorporated herein by reference with the same effect as though sail Declaration over Guily set of the incorporate diverse in by reference with the same effect as though sail Declaration verse (saily set of the incorporate diverse). CASH PRICE Case Cash Down Payment Case Cash Down Payment Case Cash Down Payment Case Cash Down Payment Dig and Data Case of Case Case Case Case Case Case Case Case	County of Klamath,	in Mt.	Scott Meadows	Subdivision, Tra	nct No. 1027, in the	County of Klan	nath, other
the same effect is tooging and Declaration over high set solutions are as the construction of the const	mineral and hydroc tions, covenants, res map of said tract an	arbon substances beneath strictions, reservations, ease id specifically the covenant n the Official Becords of K	ements, rights an ts, conditions and lamath County, a	d rights of way restrictions set of which are	of record or appear	aring in the reco	rded Re-
Uppedi Balance of Cash Price Image: Imam	the same effect as t	nough said Declaration we CASH PRICE Less: Cash Down Payment	t fully set forth	herein. 0.00 \$-	<u>6,000.00</u>		210) 21 - 21 21 - 21
Uppedi Balance of Cash Price Image: Imam	anda ana ina ina ina ang ka Mangarakan ang kana ina ina ina ina ina ina ina ina ina	Trade-In Total Down Payment		<u>, 00</u> ş.	600,00		n filte Litte
Amount Financed Image: Structure CellarGE (INTEREST) Total of Psymeat Image: Structure CellarGE (INTEREST) Defored Psymeat Image: Structure CellarGE (INTEREST) Total of Psymmet Total of Psymmet Total of Psymmet Total of Psymmet Total of Psymmet Total of Psymmet Total Of Psymmet<	ralls? with this seller	Unpaid Balance of Cash Protection		 Guiller and Standels 	and shalled the	2	n an Na Air
Amount Financed. FINANCE CHARCE (INTEREST) Total of Payment Financed. FINANCE CHARCE (INTEREST) Total of Payment Total of Payment Deferred Payment Price ANNUAL PERCENTACE RATE The unpaid balance shall be paid in Deferred Payment Field Total of Payment Financed Fina	indenent i sorries		an toned confi — secondates s	al al kenda 🎙		 galanda	
Total of Payment Price 12 <		Amount Financed	Tha Hoqoadha EREST)	ng naw beginter de P 1999 - Alaid Az effett s	3 897.60	1	
ANNUAL PERCENTACE RATE 72.1% Dollars 9. The unpaid balance shall be paid in _2_2_ equil monthly installments of2_k 74.00 Dollars 9. The unpaid balance shall be paid in a unpaid principal balance and interest shall be paid unfit the total unpaid principal balance and interest shall be paid unfit the total unpaid principal balance and interest share been paid in full. Interest to begin to accrete on the _20_ day of	1998 - Angel San Ange San Angel San Angel Sa	Total of Payment	an ann ann an 1973.	P	9, 897,60		ak
or more including interest at percent per annum on the implant values. Consistence, Solutions of the provision of the same day of each month thereafter a like installment of said unpaid principal balance and interest sheal be paid, and on the same day of each month thereafter a like installment of said unpaid principal balance and the same day of each month thereafter a like installment of said unpaid principal balance and part of the unpaid balance and be in the same on thed day of	·····································	A STRITTAT DEDCENTIACE	RATH	 Marcaski, 	12	7.48 D	ollars
cit		- Laward at / / . noroant	mer annum on t	ne munaki uaiai	ce. Commencing o	on the ZO	_ day
Interest have been paid in full. Interest to begin to accrue on the and or years. In the event of a late pay required to complete payment in accordance with the terms herewith is years. In the event of a late pay in advance the unpaid balance of this contract as was the event of a late pay. Under no circumstances, however, will Buyer be subject to any default, delinquency or similar charges in the event of a late payment. The event of a late payment are accurated and obtain a partial retund of the finance charge (interest) based upon the provisions in Parament	of May	19 $$, the first instal	liment of said un	paid principal	balance and incere	principal balanc	e and
any part of the unpaid balance may be prepaid without permits in <i>LC</i> years. In the event of a late pay- iment, the provisions in Paragraph I7 on the reverse side hereof shall apply. Under no circumstances, however, will Buyer be subject to any default, delinquency or similar charges in the ore of this contract as was hereinbefore provided and obtain a partial refund of the finance charge (interest) based upon the provisions contained in California Civil Code 3100.3. 3. Seler will retain a security interest in the real property described above, consisting of a legal title under this contract of sale, subject only to Buyer's rights hereunder. After acquired property, which becomes affixed as part of said real property, will be subject to seller shall be given only at the address at which Buyer's payments are fault that the property. Buyer Sale down to be subject to seller shall be given only at the address at which Buyer's payments are fault that to see and a not and all notices or demands provided or permitted hereinder shall be in writing. Notice to seller in writing. Notice to seller shall be given only at the address at which Buyer's payments are fault that to the method. Any and all notices or demands provided or permitted hereinder shall be in writing in paragraph shall not apply to Paragraph 5 hereof. a Property Report prepare question to the Rules and Regulations of the Office of Interstate Land Sales Registration, U.S. Department of Housing and Urban Development, in advance of, or at the time of your signing the contract or agreement. If you (Buyer) neve the contract or agreement by notice to the Seller will midnight of the third busi- tes day following the consummation of the transcation. A busines day is any calendar day excert Sunday, or the following business holidays: New Years Day, Washington's Birthday, Memorial Day, Independence Day, Labor Day, Veteram Day, Columbus Day, Thankgriving, and Christmas. 6. Buyer acknowledges that he has received and read a copy of the Notice of Rescissi							
ment, the provisions in Paragraph 1 of the Peerse size includes sint the evolution of a late payment. Buyer shall have the right to pay in advance the unpaid balance of this contract as was hereinbefore provided and obtain a partial refuul of the finance charge (interest) based upon the provisions contained in California Civil Code \$1806.3. 3. Seller will retain a security interest in the real property described above, consisting of a legal title under this contract of sale, subject only to Buyer's rights hereunder. After acquired property, which becomes affixed as part of said real property, will be subject to said security interest. 4. Any notice to Buyer may be given to Buyer at the address stated in this Agreement or at any address sub- sequently delivered to Seller in writing. Notice to seller shall be given only at the address at which Buyer's payments are from time to time made. Any and all notices or demands provided or permitted hereunder shall be in writing and shall be served either personally or by certified mail, postage prepaid, return receipt requested. The provisions of this paragraph shall not apply to Paragraph 5 hereof. 5. You (Buyer) repeared pursuant to the Rules and Regulations of the the fine of your signing the contract or agreement. If you (Buyer) received the Property Report less than 48 hours prior to signing the contract or agreement by notice to the Seller vith midal. Sales Registration, you (Buyer) received the Property Report Peoperty Report less than 40 hours prior to signing the contract or agreement by notice to the Seller and midals and the has received, real and understood and signed a copy of this Agreement and also received, read and understood a copy of the following: CHECK WHERE APPLICABLE 1. State of California, Department of Real Estate 1. State of California, Department of Real Estate Property Report Notice and Disclaimer 1. Buyer acknowledges that he has receiveed, read and understood and signed a copy of this Agreee	any part of the uni	paid balance may be prepa	in without penal	horowith in	10 years In the	event of a late	pay-
Buyer shall have the right to pay in advance the induct number of this consisting of a legal title under Code \$18063. 3. Seller will retain a security interest in the real property described above, consisting of a legal title under this contract of sale, subject only to Buyer's rights hereander. After acquired property, which becomes affixed as part of sale real property, will be subject to said security interest. 4. Any notice to Buyer may be given to Buyer at the address stated in this Agreement or at any address subsequently delivered to Seller in writing. Notice to sell security interest. 4. Any notice to Buyer may be given to Buyer at the address at which Buyer's payments are from time to time made. Any and all notices or demands provided or permitted hereunder shall be in writing and Urban Development, in advance of, or at the time of your signing the contract or agreement by notice to the Seller fir you did not receive a Property Report prepared pursuant to the Rules and Regulations of the time of your signing the contract or agreement for housing and Urban Development, in advance of, or at the time of your signing the contract or agreement by notice to the Seller for our did not receive a groement. If you (Buyer) received the Property Report less than 48 hours prior giving the contract or agreement by notice to the Seller until midnicht of the third business day following the consumation of the transaction. A business day is any calendar day excert sunday, or the following business holidays: New Years Day, Washington's Birthday, Memorial Day, Independence Day, Labor Day, Veterans Day, Columbus Day, Thanksgiving, and Christmas. 6. Buyer acknowledges that he has received, read and understood and signed a copy of this Agreement and also received and read a copy of the Notice of Rescission Rights whereby Suber where here is the state of california Department of Real Estate. Notification of such reascission without agreement of California addes from the date of execution of this Agreement but not less than f	ment, the provision	is in Paragraph 17 on the	reverse side here	or shan apply.	of a late payment.	The strategy of the	
Code \$1906.3. 3. Seller will retain a security interest in the real property described above, consisting of a legal title under this contract of sale, subject only to Buyer's rights hereunder. After acquired property, which becomes affixed as part of said real property, will be subject to said security interest. 4. Any notice to Buyer may be given to Buyer at the address stated in this Agreement or at any address sub- sequently delivered to Seller in writing, Notice to said security interest. 4. Any notice to Buyer may be given to Buyer at the address stated in this Agreement or at any address sub- sequently delivered to Seller in writing, and shall be served either personally or by certified mail, postage prepaid, return receipt requested. The provisions of this paragraph shall not apply to Paragraph 5 hereof. 5. You (Buyer) have the option to void your contract or agreement by notice to the Seller if you did not receive a Property Report prepared pursuant to the Rules and Regulations of the Office of Interstate Land Sales Registration, U.S. Department of Housing and Urban Development, in advance of, or at the time of your signing the contract or agreement. If you (Buyer) received the Property Report less than 48 hours prior to signing the contract or agreement you (Buyer) have the right to revoke the contract or agreement by notice to the Seller until midnicht of the third busi- following business holidays: New Years Day, Washington's Birthday, Memorial Day, Independence Day, Labor Day, Veterans Day, Columbus Day, Thanksgiving, and Christmas. 6. Buyer acknowledges that he has received, read and understood and signed a copy of this Agreement and also received, read and understood acy of the following: CHECK WHERE APPLICABLE State Forperty Report Notice and Disclaimer THE FOLLOWING STATEMENT IS INCONSISTENT WITH THE DISCLOSURE REQUIREMENTS OF THE FEDERAL TRUTH IN LENDING ACT 7. Buyer acknowledges that he has received and aca copy of the Notice of Rescission Rights whereby Buyer understan							Civil
this contract of sale, subject only to Buyers rights hereinder. After adjunct property, when the served in the said security interst. 4. Any notice to Buyer may be given to Buyer at the address stated in this Agreement or at any address sub- sequently delivered to Seller in writing, Notice to said security interst. 5. You (Buyer) have the option to void your contract or agreement by notice to the Seller is unit on writing, and shall be served either personally or by certified mail, postage prepaid, return receipt requested. The provisions of this paragraph shall not apply to Paragraph 5 hereof. 5. You (Buyer) neaving and Urhan Development, in advance of, or at the time of your signing the contract or agreement by notice to the Seller will indicide of the third busi- rouge the property. Report prepared pursuant to the Rules and Regulations of the Office of Interstate Land Sales Registration, U.S. Department of Housing and Urhan Development, in advance of, or at the time of your signing the contract or agreement by notice to the Seller will midigited of the third busi- rouge Buyer) received the Property Report less than 48 hours prior to signing the contract or agreement by notice to the Seller until midigited of the third busi- ress day following the consummation of the transaction. A business day is any calendar day except Sundav, or the following business holidays: New Years Day, Washington's Bittraday, Memorial Day, Independence Day, Labor Day, Veterans Day, Columbus Day, Thanksgiving, and Christmas. 6. Buyer acknowledges that he has received, read and understood and signed a copy of this Agreement and also received, read and understood and organe Public Report and Permit Subdivision Public Report and Say form the date of execution of this fareement but n							
of said real property, will be subject to subject to Buyer at the address stated in this Agreement or at any address sub-sequently delivered to Seller in writing. Notice to seller shall be given only at the address stated in this Agreement or at any address sub-sequently delivered to Seller in writing. Notice to seller shall be given only at the address stated in the to time made. Any and all notices or demands provided or permitted hereander shall he in writing, and shall be served either personally or by certified mail, postage prepaid, return receipt requested. The provisions of this paragraph 5 hall not apply to Paragraph 5 hereof. 5. You (Buyer) have the option to void your contract or agreement by notice to the Seller if you did not receive agreement. If you (Buyer) have the option to void your contract or agreement by notice to the Seller until midnight of the third business day (Buyer) have the right to revoke the contract or agreement by notice to the Seller until midnight of the third business day following the consummation of the transaction. A business day is any calendar day exceet Sunday, or the following unsites holidays: New Years Day, Washington's Birthday, Memorial Day, Independence Day, Labor Day, Veterans Day, Columbus Day, Thankegiving, and Christmas. 6. Buyer acknowledges that he has received, read and understood and signed a copy of this Agreement and also received, read and understood a copy of the following: CHECK WHERE APPLCABLE Dyer acknowledges that he has received, read and understood and signed a copy of this Agreement and also received, read and understood a copy of the following: CHECK WHERE APPLCABLE Dyer acknowledges that he has received, read aned understood and signed a copy of this Agreement and a	this contract of sal	e subject only to Buyers I	rights nereunder.	After acquired	property, which b	ecomes affixed a	s part
and shall be served either personally or by certified mail, possible pictual, retuin receiver and a participation of void your contract or agreement by notice to the Seller if you did not receive 5. You (Buyer) have the option to void your contract or agreement by notice to the Seller if you did not receive aproperty Report personal to the Rules and Regulations of the Office of Interstate Land Sales Registration, U.S. Department of Housing and Urban Development, in advance of, or at the time of your signing the contract or agreement, you (Buyer) have the right to revoke the contract or agreement by notice to the Seller until midnicht of the third business day following the consummation of the transaction. A business day is any calendar day except Sunday, or the following business holidays: New Years Day, 'Washington's Birthday, Memorial Day, Independence Day, Labor Day, Veterans Day, Columbus Day, Thanksgiving, and Christmas. 6. Buyer acknowledges that he has received, read and understood and signed a copy of this Agreement and also received, read and understood a copy of the following: CHECK WHERE APPLICABLE Subdivision Public Report and Permit State Property Report Notice and Disclaimer THE FOLLOWING STATEMENT IS INCONSISTENT WITH THE DISCLOSURE REQUIREMENTS OF THE FEDERAL TRUTH IN LENDING ACT 7. Buyer acknowledges that he has received and read a copy of the Notice of Rescission Rights whereby Buyer understands that he is entilled to rescission must be made in writing by notifying AT for the date of execution of this Agreement by the Buyers by and functional partment of Real Estate on the stars color within	of said real proper 4. Any no sequently delivered	otice to Buyer may be give d to Seller in writing. Noti	n to Buyer at the ce to seller shall	address stated be given only a provided or t	in this Agreement at the address at w	or at any addres hich Buyer's pay r shall be in w	s sub- ments riting,
a Property Report prepared pursuant to the Kules and Regulations of the Order of Your signing the contract or agreement. If you (Buyer) received the Property Report less than 48 hours prior to signing the contract or agreement you (Buyer) have the right to revoke the contract or agreement by notice to the Seller until midnight of the third business day following the consummation of the transaction. A business day is any calendar day except Sunday, or the following business holidays: New Years Day, Washington's Birthday, Memorial Day, Independence Day, Labor Day, Veterans Day, Columbus Day, Thanksgiving, and Christmas.	and shall be served this paragraph sha	d either personally or by co ill not apply to Paragraph	5 hereof.	age prepara, re	notice to the Selle	r if vou did not r	eceive
following business holidays: New Years Day, Washington's Britilatly, Methodiar Day, Andersender Strategies and Understands Day, Columbus Day, Thanksgiving, and Christmas. 6. Buyer acknowledges that he has received, read and understood and signed a copy of this Agreement and also received, read and understood a copy of the following: CHECK WHERE APPLICABLE Subdivision Public Report and Permit U.S. Housing and Urban Development State Property Report Notice and Disclaimer THE FOLLOWING STATEMENT IS INCONSISTENT WITH THE DISCLOSURE REQUIREMENTS OF THE FEDERAL TRUTH IN LENDING ACT 7. Buyer acknowledges that he has received and read a copy of the Notice of Rescission Rights whereby Buyer understands that he is entitled to rescind this transaction without any penalty or obligation within calendar days from the date of execution of this Agreement but not less than fourteen [14] calendar days from the date of execution of this Agreement by the Buyers herein as required by the Laws of the State of California and the California Department of Real Estate. Notification of such rescission must be made in writing by notifying MT. SCOTT PROPERTIES, 433 Callan Avenue, Suite 303, San Leaudro, California 94577, by mail or telegram on or before the date af eagree that all such terms and provisions stated on the reverse side hereof and Buyer 	a Property Report U.S. Department agreement. If you you (Buyer) have t	prepared pursuant to the of Housing and Urban De (Buyer) received the Prop the right to revoke the cont	velopment, in ad erty Report less ract or agreemen	vance of, or at than 48 hours p t by notice to the business day is	the time of your s rior to signing the re Seller until mide any calendar day	igning the contr contract or agree night of the third except Sunday,	ement busi- or the
CHECK WHERE APPLICABLE State of California, Department of Real Estate Subdivision Public Report and Permit U.S. Housing and Urban Development State Property Report Notice and Disclaimer THE FOLLOWING STATEMENT IS INCONSISTENT WITH THE DISCLOSURE REQUIREMENTS OF THE FEDERAL TRUTH IN LENDING ACT 7. Buyer acknowledges that he has received and read a copy of the Notice of Rescission Rights whereby Buyer understands that he is entitled to rescind this transaction without any penalty or obligation within calendar days from the date of execution of this Agreement but not less than fourteen (14) calendar days from the date of execution of this Agreement by the Buyers herein as required by the Laws of the State of California and the date of execution of Rescission Rights. PROPERTIES, 433 Callan Avenue, Suite 303, 'San Leaudro, California 94577, by mail or telegram on or before the date indicated on said Notice of Rescission Rights. Motifice: see other side for important information. IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written. Written. THE BANK OF CALIFORNIA, NATIONAL ASSOCIATION, a national-banking association, as Trustee Buyer Buyer	following business Veterans Day, Col	holidays: New Years Day lumbus Day, Thanksgiving acknowledges that he ha	, washington's D , and Christmas. s received, read	and understood	iai Day, independ	••••••	11
Subdivision Public Report and Permit Subdivision Public Report and Permit State Property Report Notice and Disclaimer THE FOLLOWING STATEMENT IS INCONSISTENT WITH THE DISCLOSURE REQUIREMENTS OF THE FEDERAL TRUTH IN LENDING ACT 7. Buyer acknowledges that he has received and read a copy of the Notice of Rescission Rights whereby Buyer understands that he is entitled to rescind this transaction without any penalty or obligation within	CHECK WHERE	APPLICABLE	a shekarar shekarar Markar		gon Real Estate C	ommission	
THE FOLLOWING STATEMENT IS INCONSISTENT WITH THE DISCLOSURE REQUIREMENTS OF THE FEDERAL TRUTH IN LENDING ACT 7. Buyer acknowledges that he has received and read a copy of the Notice of Rescission Rights whereby Buyer understands that he is entitled to rescind this transaction without any penalty or obligation within		ubdivision Public Report ar	nd Permit	han Developme	division Public Re nt	port and Permit	
THE FOLLOWING STATEMENT IS INCONSISTENT WITH THE DISCLOSURE REQUIREMENTS OF THE FEDERAL TRUTH IN LENDING ACT 7. Buyer acknowledges that he has received and read a copy of the Notice of Rescission Rights whereby Buyer understands that he is entitled to rescind this transaction without any penalty or obligation within						and the second second second second	1
7. Buyer acknowledges that he has received and read a copy of the Notice of Rescission nights whereby Buyer understands that he is entitled to rescind this transaction without any penalty or obligation within		THE FOLLOWING	STATEMENT	IS INCONSIST	ENT WITH THE RUTH IN LENDI	NG ACT	
date of execution of this Agreement by the Buyers herein as refuncted by the barde in writing by notifying MT. SCOTT California Department of Real Estate. Notification of such rescission must be made in writing by notifying MT. SCOTT PROPERTIES, 433 Callan Avenue, Suite 303, San Leandro, California 94577, by mail or telegram on or before the date indicated on said Notice of Rescission Rights. Buyer has read and understands all of the terms and provisions stated on the reverse side hereof and Buyer and Seller agree that all such terms and provisions are incorporated herein by reference and are fully a part of this agreement. NOTICE: See other side for important information. IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written. X & M.M.M. Buyer THE BANK OF CALIFORNIA, NATIONAL ASSOCIATION, a national-banking association, as Trustee Buyer Buyer Buyer Buyer	7. Buye	r acknowledges that he ha	is received and i	ead a copy of	the Notice of Res	ion within	
PROPERTIES, 433 Callan Avenue, Suite 303, San Leandro, California 54017, 67 minute Comparison of the second of Rescission Rights. date indicated on said Notice of Rescission Rights. Buyer has read and understands all of the terms and provisions stated on the reverse side hereof and Buyer and Seller agree that all such terms and provisions are incorporated herein by reference and are fully a part of this agreement. NOTICE: See other side for important information. IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written. XKMMM Buyer THE BANK OF CALIFORNIA, NATIONAL ASSOCIATION, a national-banking association, as Trustee Buyer Buyer	date of execution	of this Agreement by the	buyers herein a	oission must he	made in writing by	notifying MT.	SCOTT
and Seller agree that all such terms and provisions are incorporated intrin by redefined and we are first above agreement. NOTICE: See other side for important information. IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written.	PROPERTIES, 43 date indicated on	33 Callan Avenue, Suite 3 said Notice of Rescission	Rights.	d provisions stu	ted on the reverse	side hereof and	Buyer
IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year and the work written. $ \frac{\times K M M}{\times M} \frac{100 }{100 } 10$	and Seller agree agreement.	that all such terms and pr	ovisions are mea			· · · ·	5
×Khun 14. 100/h Buyer NATIONAL ASSOCIATION, a national-banking association, as Trustee Buyer Buyer Buyer Buyer	IN WIT	NESS WHEREOF, the pa	arties hereto hav	e executed this	Agreement the ta	iy and year first	above
Buyer Buyer Buyer Buyer Buyer Buyer By: <u>POO</u> Soller	XK IN M	4 16. Dailh	Buver N	IATIONAL ASS	OCIATION,	rustee	
Buyer <u>7.0.0</u>	<u> clramy</u>		Buyer	KA	Alian		
The Seller	نیست. مهمانه میذان میذانی ایرانه دار فرزه کار با	La la companya de la comp	Buyer		P 0_0		
Buyer Inte Bank OF CALIFORNIA	<u>arra por as a 3,000000</u>		Buyer	Title			Seller

31631 MT. SCOIT MEADOWS, ALSO KNOWN AS MT. SCOIT PINE MAD. TOBE - 16515 STANDARD FORM - ACREEMENT FOR SALE OF PROPERTY

the date of this Agreement. Buyer shall property taxes for the current fiscal year levied against the lot described herein shall be pror-the date of this Agreement. Buyer shall promptly pay all such taxes due after the date hereof, and shall be resp for and shall pay when due all future real property taxes and similar levies. Buyer's failure to pay such taxes and levie, 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 Agree-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 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

liens and encumbrances, except those hereinbetore 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 ex-formance 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-mit or permit waste of said property; and Buyer shall comply with all laws, ordinances, regulations, covenants, condi-tions, 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

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.
 Buyer shall not declare nor attempt to declare a homestead upon nor select said property as a homestead upon said property during the term of this Agreement.
 Buyer agrees that until payment in full has been made or until Buyer has received written consent from Seller, free of all liens and encumbrances done, made, caused, or created by him of any kind and nature. Buyer agrees to pay 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 set forth herein and that, if any such representations, agreements or warranties whether express or implied, binding upon Seller not 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. This Agreement or any right, title, or interest herein without first obtaining the written consent of Seller, and any attempt 15. Until all sums due under this Agreement, and full performance by Seller shall be conclusive upon Buyer. 16. Any payments made by Buyer to Seller may be applied by Seller in payment of or on account of any 17. Time is of the essence of this Agreement, and full performance by the Buyer of all his obligations here-the payment of any said installments of principal and interest when the same become due, or (b) in the repayment differ the payment of any suid installments of principal and interest when the same become due, or (b) in the repayment after hereunder, and any such default is not cured within forty-five (45) days after written notice by Seller's option; and in the ment on the part of the parties shall be deemeed automatically cancelled and terminated, at Seller's option; and in the agreement of such cancellation, the amounts paid herein may be retained by Seller as liquidated damages, the parties As an alternative remedy to Seller, upon default by Buyer in payment of any indebtedness secured hereby or ment on the part of the parties shall be deemeed automatically cancelled and terminated, at Seller's option; and in the agreement of such cance

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 office of the County Recorder of the County of Klamath, Oregon. Notice of such default and of its election to cause to be law and not less than a time then required by law having elapsed after recordation of 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 such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, such time and place of sale, fixed by it in said notice of sale having been given as then required by such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at time fixed by the preceding postponement. Seller shall deliver to the purchaser its deed conveying the property so sold, ducting all costs, fees and expenses of Seller, including cost of the evidence of title and reasonable attorney's fees in con-(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. It would all costs for a secure 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 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 Decd 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'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

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.

7020 <u>30 2775</u>

comment an and house a prished practice a

THE P

suyer's Initials

Seller's Initials

16517

(Corporation)	AND TRUST	
State personally appeared O. AVAKIAN	ATTCOR COMPANY me, the undersigned, a Notary Public in and for said	
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. B. SHELTON	OFFICIAL SEAL B SHELTON NOTARY PUBLIC - CULFORNIA LOS ANGELES COUNTY My comm. expires MAY 17, 1985	
Signature Allow	(This area for official notarial scal)	
		······································

STATE OR STATE OR STATE OF COUNTY OF KLAMATH; ss. F'ed for record . is 1 day of Dec. A. D. 19 82 at o'clock p M., and duly recorded in Vol.__MB2_, of __Deeds____On Pate 16515 EV_LYN BIEH County Clerk Fee \$12.00 И. Vince