|  | IOWN AS MT. SCOTT PINES MIZ 865 216585   |
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| MT, SCOTT MEADOWS, ALSO KN<br>178076 STANDARD FORM – AGREEMENT   | T FOR SALE OF PROPERTY   |
| THIS AGREEMENT for Sale of Real Estate dated to  | L. ASSOCIATION, a national banking association, as   |
| Thurston horomatter called bottomy was a first   | 1111/1 11/10/2 LIGNU ( 'YZ'  |
| whose address is 10-10-10  | THE PLANT OF   |
| hereinafter called Buyer.  The disclosures contained in the following paragraph  | hs below are required to be made by THE BANK OF as creditor, in compliance with federal laws.  |
| CALIFORNIA, NATIONAL Abbounce, and Buyer agrees  | s to his chase from repetition property  |
| hereinafter called Buyer.  The disclosures contained in the following paragraph  CALIFORNIA, NATIONAL ASSOCIATION, as Trustee and  1. Seller agrees to sell to Buyer, and Buyer agrees  County of Klamath, State of Oregon, described as follows:  in Mt. Scott Meadow   | vs Subdivision, Tract No. 1027, in the County of Klamath, vs Subdivision, Grand No. 1027, in the County of Klamath, vs Subdivision, Grand No. 1027, in the County of Klamath, vs Subdivision, Grand No. 1027, in the County of Klamath, vs Subdivision, Grand No. 1027, in the County of Klamath, vs Subdivision, Grand No. 1027, in the County of Klamath, vs Subdivision, Grand No. 1027, in the County of Klamath, vs Subdivision, Grand No. 1027, in the County of Klamath, vs Subdivision, Grand No. 1027, in the County of Klamath, vs Subdivision, Grand No. 1027, in the County of Klamath, vs Subdivision, Grand No. 1027, in the County of Klamath, vs Subdivision, Grand No. 1027, in the County of Klamath, vs Subdivision, Grand No. 1027, in the County of Klamath, vs Subdivision, Grand No. 1027, in the County of Klamath, vs Subdivision, Grand No. 1027, in the County of Klamath, vs Subdivision, Grand No. 1027, in the County of Klamath, Grand No. 1027, in the Cou |
| State of Oregon, as per map recorded in the office of the Cou  | ereof. Said conveyance shall be made subject to all condi-   |
| mineral and hydrocarbon substance easements rights a   | and rights of way of feedback and Declaration of Re-   |
| tions, covenants, restrictions, reservations, cants, conditions and of said tract and specifically the covenants, conditions a strictions recorded in the Official Records of Klamath County, the same effect as though said Declaration were fully set for the same effect as though said Declaration were fully set for  | all of which are incorporation.  |
| the same effect as though said   | 300.00. 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1  |
| Less: Cash Down Payment Trade-In   | 6300.00  |
| Total Down Payment   | -0- 3 10/ 300 to   |
| Unpaid Balance of Cash Price   | to the test of the |
| Other Charges  | elo de el regersito de la  |
| Amount Financed  | bles so thought 10 5094.00   |
| FINANCE CHARGE (INTEREST)  Total of Payment  |  |
| Deferred Payment Price   | the plane is a new pornadar 6:00 mg  |
| 2. The unpaid balance shall be paid in   | equal monthly installments of 69.73 Dollars  Commencing on the /3 day  |
| Dercent Der aimum of   | interest shall be naid, allu   |
|  |  |
| cinterest have been paid in run. Interest to began without pe  | enalty on the monthly payment tate. The mant of a late pay-  |
| required to complete payment in accordance reverse side h  | nereof shall apply. Under no circumstances,  |
| ment, the provisions in tale delinquency or similar ch   | harges in the event of a late payment bereinbefore provided  |
| Buyer snail have the fight to pay  | t) based upon the provisions contained in  |
| Code §1806.3. Seller will retain a security interest in the real   | il property described above, consisting of a legal title under der. After acquired property, which becomes affixed as part erest.  |
| this contract of sale, subject only to said security inter   | erest.   |
| 4. Any notice to Buyer may be given to Buyer at sequently delivered to Seller in writing. Notice to seller st  | t the address stated in this Agreement of at which Buyer's payments shall be given only at the address at which Buyer's payments hall be in writing ands provided or permitted hereunder shall be in writing that the provisions of  |
| are from time to time made. This or by certified mail.   | postage prepaid, return receipt requested.   |
| this paragraph shan not apply the entire to void your contr  | ract or agreement by notice to the Land Sales Registration,  |
| a Property Report prepared pursuant to Development, in   | n advance of, or at the time of your significant or agreement  |
| U.S. Department of Housing and the Property Report-1   | less than 48 hours prior to significant and business than 48 hours prior to si |
| you (Buyer) have the right to revoke the contaction ness day following the consummation of the transaction   | ment by notice to the Seller until midned of the |
| following business holidays: New Years Day, washington<br>Veterans Day, Columbus Day, Thanksgiving, and Christm  | nas,<br>ead and understood and signed a copy of this Agreement and<br>ag:  |
| AICA PACEIVEN TENII MIKI UKUCISTOOM W I.   | real and the real control of the con |
| CHECK WHERE APPLICABLE   | One Paul Estate Commission   |
| State of California, Department of Real E Subdivision Public Report and Permit   | Subdivision Public Report and Terrine  |
| State Property No.   | d Urban Development<br>leport Notice and Disclaimer  |
| the state of the second state of the state o | ENT IS INCONSISTENT WITH THE THE FEDERAL TRUTH IN LENDING ACT  |
| DISCLOSURE REQUIREMENTS OF   | Notice of Rescission Rights whereby  |
| 7. Buyer acknowledges that he has received to  | insaction without any penalty or obligation within   |
| calendar days from the trate of the Buyers here  | ein as required by the Laws of the state notifying MT. SCOTT   |
| California Department of Treatment 2002 Son Tea  | indro. California 94511, by man of   |
| date indicated on said Notice of Rescission Rights.  | ns and provisions stated on the reverse side hereof and Buyer incorporated herein by reference and are fully a part of this  |
| and Seller agree that all sach   | 1966년 후 1962년 - 최고양왕의 경기   |
| agreement.  NOTICE: See other side for important inform  | mation. o have executed this Agreement the day and year first above  |
| IN WITNESS WHEREOF, the parties heree  | THE BANK OF CALIFORNIA,  |
| Buye   | ATAPOTONIAT ACCIDITATION.  |
| Buye   | ver GUZZZZ   |
| Buye   | yer By:  |
| Buy  | ver Title Seller   |

an around 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.

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 ways.

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) does often 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.

so to do shall be of no force or effect.

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

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 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 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.

ABBRET KURO W W

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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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a califoral foresting association, as Transco

Seller's Initials

| (Corporation)  STATE OF CALIFORNIA  COUNTY OF LOS ANGELES  On 11-17-82  SS.   | AND TRUST  |
|---|--|
| State, personally appeared O. AVAKIAN  known to me to be the TRUST OPR. OFF.  known to me to be Secretary   | the undersigned, a Notary Public in and for said                         |
| 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. | OFFICIAL SEAL  |
| WITNESS my hand and official seal.  Signature B. SHELTON  | B SHELTON  NOTARY PUR  LOS ANGELES COUNTY  My comm. expires MAY 17, 1985 |
|   | (This area for official notarial scal)                                   |

| STATE OF OREGON; CO   | OUNTY OF KLAMATH; ss. |                         |
|-----------------------|-----------------------|-------------------------|
| "led for record .     |                       |                         |
| as 2 day of           | 8:<br>                | :43<br>_o'clock AlM and |
| duly recorded in Vol1 | M82 , cf Deeds        |                         |
| Fee \$12.00           | By xon - In           | BiElit Count; !crk      |