. 17833 FM	SCOTT MEADOWS, A	LSO KNOWN AS MT. SCOTT PI	Sitis Maca
THIC ACRES (SEE		ron sale in prabe	DTV-400-110 4 A
Trustee, hereinafter called S	O'ALIFORNIA, N	ATIONAL ASSOCIATION CONTRACTOR	-time 1901
and tyre	THE CHILDREN WALL	ATIONAL ASSOCIATION, a national rust Department, 845 South Figuer	onal banking association, oa Street, Los Angeles Co.
"1103e address is ~ ()	HOO HAY ST. 1		
hereinafter called Buyer. The disclosures cont	received a leafure of	17-16-10-6	hone 455- 1365
CALIFORNIA, NATIONAL	ASSOCIATION, as Trus	aragraphs below are required to be the and as creditor, in compliance wagrees to purchase from Selley	made by THE BANK O
County of Klamath, State of	sell to Buyer, and Buyer Oregon, described as followed	agrees to purchase from Seller, r	with federal laws.
State of Oregon, as per man r	in Mt. Scott N	agrees to purchase from Seller rows: Lot(s), Block(s) leadows Subdivision, Tract No. 102 leadows Recorder of Said County	Black Scaled III II
mineral and hydronia	and in the office of the	le County Rosserlande Control	, in the County of Klamati
map of said tract and an c	the stations, easements, i	ights and righte of war a	c made subject to all condi
strictions recorded in the Offic	ial Records of Klamath C	ights and rights of way of record o ions and restrictions set forth in tha ounty, all of which are incorporate et forth herein.	t certain Declaration of Re
CASH PRI	CE:	et forth herein.	d herein by reference with
Less: Cash	Down Payment \$	600	
	Down Payment	600	<u> </u>
t to	ance of Cash Price	\$ 600	- 1 A 1 A 1 A 1 A 1 A 1 A 1 A 1 A 1 A 1
Other Charg	les:	ent defrages in \$ 1540	
January States	de la répulse l ibraed.	Someon of Somethe \$	The state of the s
Spine Shark of Shark Amount Fine	anced and several advisor	the englished mennis	5 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
Total of Pavi	ment (INTEREST)	\$ 389	7.60
Detetted, Lat	yment Price	**************************************	60
2. The second 11.1	ERCENTAGE RATE	the state of somethy 2	7 140
or more including interest at of Schlender	percent per annum	equal monthly installments of on the unpaid balance. Commenci dupaid principal balance and in	wenty sever And I
on the same day of each	the first installment of sa	id unnaid principal believed	ng on the _25 day
interest have been 1	THE THE TIME THE	nent shall be noted until the contract	refer shall be paid, and
required to complete	way be brebaid without i	enalty on the monthly	, 19—7—. All or
ment, the provisions in Paragrap	n accordance with the tenth 17 on the reverse side	penalty on the monthly payment deerms herewith is	the event of a late new
and obtain a partial refund of the Code \$1806.3	he finance charge (interes	harges in the event of a late payme unpaid balance of this contract as w t) based upon the provisions contract	as hereinbefore provided
A Solion will		그런 그는 그는 그 점점 이 가는 그는 그들은 이 그는 그는 그는 그를 가지 않는데 그 무섭요요?	anca iii Cainornia Limi
of said real property, will be sul	to Buyer's rights hereun	I property described above, consisted after acquired property, which rest.	ing of a legal title under
sequently delivered to Buyer	may be given to Buyer at	the address at a second	occomes amxed as part
are from time to time made. Any	viting. Notice to seller sl	the address stated in this Agreementall be given only at the address at ands provided or permitted hereun	nt or at any address sub-
dis paragraph chall not and	n,, coremen man, [OSINGE Prepaid water	Silder DC III WIIIIII
a Property Report	option to void your contra	of or provide the state of the	osted. The provisions of
U.S. Department of Housing and	ant to the Rules and Reg	ct or agreement by notice to the Sell ulations of the Office of Interstate I advance of, or at the time of your ss than 48 hours prior to signing th	er if you did not receive
you (Buyer) have the will receive	d the Property Report le	advance of, or at the time of your	signing the contract or
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also received road and low ledges t	that he has received read	and understood and signed a copy	tence Day, Labor Day,
also received, read and understood CHECK WHERE APPLICABLE	a copy of the following:	and signed a copy	of this Agreement and
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ALCOHOLOGICAL CONTRACTOR OF THE PROPERTY OF TH	report and remit	Subdiction	ommission
and the state of t	U.S. Housing and U.State Property Report	rban Development t Notice and Disclaimer	ort and Permit
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DISCLOSURE REC	DUING STATEMENT	IS INCONSISTENT WITH THE FEDERAL TRUTH IN LENDIN	and the second of the second and the
Buyer understands that I	nat he has received and	read a convert in IN LENDIN	G ACT
alendar days from the date of exe	ecution of this Agreement	read a copy of the Notice of Rescion without any penalty or obligation to the standard of the	ission Rights whereby
alifornia Department - CD 17	t by the Buyers herein as	required by Al. T	lendar days from the
ROPERTIES, 433 Callan Avenue,	Suite 303, San Leandro	required by the Laws of the State cission must be made in writing by California 94577, by mail or telegr	of California and the notifying MT. SCOTT
Hilver has mond at 1	oussion mignes.	7, 10108	and on or perore the
reement.	and provisions are incor	provisions stated on the reverse si porated herein by reference and ar	de hereof and Buyer
NOTICE: See other at a		, and unite th	e rany a part of this
ritten CAY 1	the parties hereto have	executed this Agreement the day	and me- C
Africant Sum	11	LE BANK OF CALTEODAIL	and year first above
A atterna L. Sheme	"Dana	TIONAL ASSISTATION	
et ballet mit state (19 och 19	Buyer	ational banking association, as Trus	tee
dividud e 18798	Buyer By:	LOIDIL	
	Buyer	Title	
dealed deduce	BANK OF CALL	-	Seller

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 and encumbrance 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 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 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, erty. Buyer agrees that until payment in full has been made or until Buyer has received written consent from Seller, erty. Buyer agrees that until payment in full has been made or until Buyer has received written consent from Seller, erty. Buyer agrees that until payment in full has been made or until Buyer has received written consent from Seller, erty. Buyer agrees that until payment in full has been made or until Buyer has received written consent from Seller, erty. Buyer agrees that until payment in full has been made or until Buyer has received written consent from Seller, erty. Buyer agrees to pay 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.

14. No representations, agreements or warranties, whether express or implied, not herein expressly set forth,

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 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 15. Until all sums due under this Agreement have been paid in full, Buyer shall not sell, assign or transfer 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 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. Time is of the essence of this Agreement, and full performance by the Buyer of all his obligations here under 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 the payment of any said installments of principal and interest when the same become due, or (b) in the repayment after the payment of the parties shall be deemed automatically cancelled and terminated, at Seller's option; and in the event of such can

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 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 sold the herein described property to satisfy the obligations hereof and shall cause such notice to be recorded in the sold the herein described property of Klamath, Oregon. Notice of sale having been given as then required by 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 payable at the time of sale. Seller may postpone such sale by public announcement at the such time and place of sale, and from time to time thereafter may postpone such sale 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 such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the such time and place of sale, and from time to time thereafter may postpone such sale 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 such time and place of sale, and from time to time thereafter may

(2) all 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 further agree that in the event Buyer within ten (10) days of the receipt of said notice of rescission, Buyer will, at the 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

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

panagraph a nercol, with possage preparation 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's Initials		

(Corporation) STATE OF CALIFORNIA		MAN MILL INSURAN
COUNTY OF LOS ANGELES On 11-17-82	} ss.	AND TRUST
State, personally appeared E, HOLI known to me to be the ASST. TR. OPR. OFF.	Same President, and	signed, a Notary Public in and for said
acknowledged to me that such corporation executed it within instrument pursuant to its by-laws or a reso its board of directors.	he within	
WITNESS my hand and official seal.		OFFICIAL SEAL NOTABY B SHELTON
Signature Stella B. SHE	LTON	LOS ANGELES COUNTY My comm. expires MAY 17, 1985
	(This a	rea for official notarial seal)
		221)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

this 2 day of Dec. A.D. 19 82 at o'clock A.M. d

duly recorded in Vol. M82 , of Deeds on a 16662

Fee \$12.00

By Coryu M. Church