	DOWS AT	SO KNO	WN AS MT.	SCOTT MOES ME	81-110	
	17856 MT. SCOTT MEADOWS, AL STANDARD FORM – AGREI	EMENT	FOR SALE	OF PROPERTY Of	ober 1673	2
•	THIS AGREEMENT for Sale of Real Estate of by and between THE BANK OF CALIFORNIA, NATustee, hereinafter called Seller, whose address is Trefornia 90017 and Theron S. NOSE AND SOCIETY OF THE PROPERTY OF THE P					
•	forming 90017 and Theron S. Nose Aug	Kor	dalee	TOSE, HIW	199-1303	
	4 10 4 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6			T - 1' 1 1	•	
	hereinafter called buyer.	ragraphs	below are re	equired to be made	by THE BANK OF	
	ALT TEMPNIA NATIONAL ASSOCIATION	The second second		wam Saller real DIO	Delly located in the	
	Carried Vignoth State of Olegon, described as			m . N. 1007 in the	County of Maillaul.	
	in the office of t	he Count	y Recorder o	f said County, except	ing on, gas and other	
	mineral and hydrocarbon substances beneath and hydrocarbon substances beneath easements,	rights an	d rights of w	ay of record or appear	in Declaration of Re-	
	map of said tract and specifically the color klamath	County, a	all of which a	are incorporated here	in by reference with	
	the same effect as though said Declaration	er outs yes	Hills Franchis	s 6600°		
	CASH PRICE Less: Cash Down Payment \$	65	<u>- 7 </u>	anger reserved in the	ar egit da attention. Maria	
	-men interface or of the course of the sales been in the	10	50	\$ 650		
				\$ 5950	2.	
	Unpaid Balance of Cash Price Other Charges:	i apvitil n	Missims#1 1946		(4.54) 2개 개 (4개 개 4 개) (4.45) 윤란	
C.:)	by electron in a win a way in the latest the		ean of Agon of Carolinas of	\$ =900		
	Amount Financed and AMTEREST	ega e la	o so to ce	\$ 4295	50 /	
c - 1	FINANCE CHARGE (IN I ERES)	, 11 (0.00)		\$ 16,245	-Co/)[
دع	Deferred Payment Price			17/5	38/00	į
	ANNUAL PERCENTAGE RATE 2. The unpaid balance shall be paid in	20 e	qual monthly	installments of	or the 15 day	
25 01	or more including interest at percent per an	muni on	dic disputation	1 1 1 and inter	est shall be paid, and	
	on the same day of each month thereafter a like ins	stallment	shall be paid	until the total unpaid	principal balance and	
	· · · · · · · · · · · · · · · · · · ·	accide o		. 11 dota	The mimile of vears	
	any part of the unpaid balance may be prepaid with required to complete payment in accordance with	the term	s herewith is		ne event of a late pay- nstances, however, will	
	ment, the provisions in rangiagn 11 on the	ilar char	ges in the ev	ent of a late payment	hereinhefore provided	
	Buyer be subject to any default, delinquency or sim Buyer shall have the right to pay in advance and obtain a partial refund of the finance charge (e the uni interest)	paid balance of based upon	the provisions contain	ned in California Civil	
	and obtain a partial refund of the mands stranger		en of more to the book of the contract of the	1 1 1 consistin	or of a legal title under	
	of said real property, will be subject to account to B	uyer at tl	ne address sta	ited in this Agreemen	which Buyer's payments	
	this paragraph shall not apply to Talagraph o here	r contrac	t or agreemer	nt by notice to the Sel	and Sales Registration.	
	a Property Report prepared pursuant to the Property Report of Housing and Urban Developm	nent, in a	dvance of, o	r at the time of your	e contract or agreement	
	you (Buyer) have the right to revoke the contract of ness day following the consummation of the tran following business holidays: New Years Day, Was	saction.	A business da Birthday, Mo	y is any calendar da emorial Day, Indeper	ndence Day, Labor Day,	
	Veterans Day, Columbus Day, Thanksgiving, and G. Buyer acknowledges that he has received a convenience of the fo					
	BINDE SCKINOWIEUZCS CHAC IN THE		and the second second second			
	CHECK WHERE APPLICABLE	an na i		Oregon Real Estate	Commission	
	CHECK WHERE APPLICABLE State of California, Department of Subdivision Public Report and Pen	meal Esti mit		Subdivision Public I	Report and Permit	
	0.5,1005	t. Dan	out Notice and	l Disclaimer		_
			マス・スティスティングスクライン アンサイト	THE CONTRACT OF THE PARTY OF TH	E	
l	THE FOLLOWING STA	TEMEN	12 INCOM	TOUTH IN LENT	ING ACT	
,	was recognized that he has reco	eiveu am	I tout a cop,	1.12	ration within	_
.	Buyer understands that he is entitled to rescaled to	Agreem	ent but not l	ess than fourteen (14	calendar days from the	e
	alendar days from the date of execution of this date of execution of this Agreement by the Buye California Department of Real Estate. Notification	rs herein of such	as required rescission mu	st be made in writing	by notifying MT. SCOT	[e
	date indicated on said Notice of Rescission Right Buyer has read and understands all of the and Seller agree that all such terms and provision	ne terms	and provision	is stated on the rever	se side hereof and buyend are fully a part of this	iS
	and Seller agree that an such terms and pro-	in adam	agā attaga	品质形态 计特许分配		
	agreement. NOTICE: See other side for important IN WITNESS WHEBEOF, the parties	informathereto h	tion. ave executed	this Agreement the	day and year first abov	e
	written written	atabu kiri	THE BANK	OF CALIFORNIA,	international designation of the control of the con	
	A landa las Vora	Buyer	* ATAPPYONTAT	ASSOCIATION, anking association, as		
	- Korauen A. gov	Buyer		Inditalian		
	A service of the serv	Buyer	By:	will x		_
	Pather Server	Buyer	Title		Sell	eı
		-				

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 prorated to 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.

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 policy of title insurance issued by a reliable title company showing title to said property vested in Buyer free from all 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 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. 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.

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, free of all liens and encumbrances done, made, caused, or created by him of any kind and nature. Buyer agrees to pay 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 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

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. Time is of the essence of this Agreement, and full performance by the Buyer of all his obligations here it 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 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

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 such time and place 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, conclusive proof of the truthfulness thereof. Any person, including Seller or Buyer may purchase at such sale. After denection with the sale, Seller shall apply proceeds of the sale to payment of the following order:

(2) all other sum and Seller agree that in the event Seller cancels Buyer's rights hereunder. Buyer will, at the option

(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 further agree that in the event Buyer rescinds this agreement through the Buyer's obligations hereunder. Buyer and Seller all sums heretofore paid back to Buyer within ten (10) days of the receipt of said notice of rescission and Seller tenders 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 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.

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.

en uniduced factorism

rollo?

Buyer's Initials

ANNE OF CALIFORNIA

41117

Seller's Initials

(Corporation)	TITLE INSURANCE AND TRUST
STATE OF CALIFORNIA COUNTY OF Los Angeles On 11-17-82 before me, State, personally appeared Piedad J. Garcia	ATICON COMPANY the undersigned, a Notary Public in and for said
known to me to be the Asst Tr Opr Officer Preside known to me to be Secretary	Rtx and
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.	OFFICIAL SEAL B SHELTON NOTARY PUBLIC CALIFORNIA
LS Die	LOS ANGELES COUNTY My comm. expires MAY 17, 1985
 Signature Dreller	

STATE OF OREGON; COUNTY OF KLAMATH; ss.

E''cd for record .

*I's _ 2 day of _Dec . A.D. 17 82 at __o'clock AM, and duly recorded in Vol. _M82 , cf _Deads ___on a c 16731

EV. LYN BIEHN, Count; lark

Fee \$12.00 By Joyne Me June