| 17861 MT. SCOTT MEADOWS |
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| STANDARD FORM - AGREEMENT FOR AS MT. SCOTT PINES M92 82-112 |
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| Trustee, hereinafter called Seller, whose address is Trist Department, 845 South Figueroa Street, Los Angeles, Cali- fornia 90017 and <u>losof 16 B. House and Erlindan Haustin</u> whose address is <u>74-53</u> High in the Why Abu, Haustin |
| |
| The disclosures contained in the following paragraphs below are required to be made by THE BANK OF CALIFORNIA, NATIONAL ASSOCIATION, as Trustee and as creditor, in compliance with federal laws. 1. Seller agrees to sell to Buyer, and Buyer agrees to purchase from Seller real work for the bank of County of Klamath, State of Oregon, described as following agrees to purchase from Seller real work of the bank of the |
| a statistical state of Oregon, described as following to purchase from Seller real mental laws. |
| mineral and this as per map recorded in the office of the address Subdivision, Tract No. 1027 in the C |
| mineral and hydrocarbon substances beneath the office of the County Recorder of said County, excepting oil, gas and other tions, covenants, restrictions, reservations, easements, rights and rights of way of record or appearing in the recorded strictions recorded in the Official Records of Klamath County, and rights of the same effect as there in the contract of Klamath County and restrictions set forth in that certain Declarations. |
| map of said tract and specifically the covenants, rights and rights of way of record or appearing in the recorded strictions recorded in the Official Records of Klamath County, all of which are incorporated herein Declaration of Re- the same effect as though said Declaration were fully set forth herein. |
| Less: Cash Down Parties And Andrew Contraction of the Contraction of t |
| -Date and their synthesis and trade-in the boost of a second |
| Unpaid Balance of Cash Price. |
| Distriction of the second second with the second seco |
| Amount Financed FINANCE CHARGE (INTEREST) |
| Total of Payment B (INTEREST) Deferred Payment Price ANNUAL PERCENTACE RATES \$ 2/36 50 |
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| 2. The unpaid balance shall be paid in <u>120</u> equal monthly installments of <u>51xVy</u> Six A-D Dollars or more including interest at <u>11</u> percent per annum on the unpaid balance. Commencing on the <u>Dollars</u> on the same day of each month thereafter a like installment of said unpaid principal balance and interest <u>built</u> day |
| on the same day of each month thereafter a like installment of said unpaid principal balance and interact have day |
| required to second the may be prepaid without parallel and day of CC10 FCL 10 E |
| Buyer be subject to a paragraph 17 on the reverse side has herewith is 20 years in the number of years |
| Buyer be subject to any default, delinquency or similar charges in the event of a late pay- Buyer shall have the right to pay in advance the unpaid balance of this contract as was hereinbefore provided Code §1806.3. |
| and obtain a partial have the right to pay in advance the unpaid balance of this contract as was hereinbefore provided 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 and 4. Any notice to said security interest. |
| or said real property, will be subject to said security described above, consisting of a legal title under |
| are from time to the fill writing. Notice to all a this Adreement |
| this paragraph shall not apply to Paragraph 5 hereof |
| a Property Report prepared pursuant to the Bules and D |
| you (Runned) L. Here of the property Density Density of at the time of your station, |
| tollowing business holidays: New Years Day Weak of the transaction. A business day is any calendar day |
| 6. Buyer acknowledges that he has received most and the second most of the bar also received most most most acknowledges that he has received most and bar |
| CHECK WHERE APPLICABLE |
| State of California, Department of Real Estate Subdivision Public Report and Permit |
| U.S. Housing and Urban Development Subdivision Public Report and Permit State Property Report Notice and Disclaimer |
| THE FOLLOWING STATEMENT IS INCONTRACT |
| Buver undows 1 in the has received in the has received in the line of the line |
| date of execution of the date of execution of executi |
| date of execution of this Agreement by the Buyers herein as required by the Laws of the State of California and the Buyers herein as required by the Laws of the State of California and the ROPERTIES, 433 Callan Avenue, Suite 303, San Leandro, California 94577, by mail or telegram on the state of the State of California and the date indicated on said Notice of Rescission Rights. |
| punct said Notice of Reseission Bighte |
| 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 |
| |
| Buyer a national banking association, as Trustee |
| Buyer By: All agene |
| Buyer Title Seller |
| BANK OF CALIFORNIA |
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ML SCOIT MEADOWS, ALSO KNOWN AS ML SCOTT PINES STANDARD FORM - ACREEMENT FOR SALE OF PROPERTY

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THIS ACT 7474 100 Sale of Seal Estate dated the

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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.

9. Upon the payment in full by Buyer of all sums due hereunder and the surrender to Seller of this Agree-ment 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 tree and clear of all liens and encumbrances, but subject to all casements, 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.

uens 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 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.
10 Buyer shall keep preserve and maintain said preparty in good order and condition. Buyer shall not complete the surface of the property in good order and condition.

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

11. Seller shall have the right at all reasonable times to inspect said property, and buyer shall and 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, 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 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 äcknowledges 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 to make any representations, agreements or warranties, whether express or implied, binding upon Seller not expressly to make any representations, agreements or warranties 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 supersed 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 here-18 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 such default is not cured within forty-five (45) days after written notice by Seller, then this Agree-ment on the part of the parties shall be deemed automatically cancelled and terminated, at Seller's option; and in the event of such

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 office of the County Recorder of the County of Klamath, Oregon. Notice of sale having been given as then required by aw 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 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 de-ducting all costs, fees and expenses of Seller, including cost of the evidence of title and reasonable attorney's fees in con-unection 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

(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, agood 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, 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. 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 inverte 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

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Seller's Initials

A.G. A. C. L. C.

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10 1845 CA (8-74) (Corporation) STATE OF CALIFORNIA TITLE INSURANCE COUNTY OF Los Angeles SS. ATICOR COMPANY On_11-17-82 State, personally appeared Joan B. Poggione before me, the undersigned, a Notary Public in and for said known to me to be the Asst Vice President woodent and HERF 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 LOS ANGELES COUNTY My comm. expires MAY 17, 1985 Signature (This area for official notarial seal) STATE OREGON; COUNTY OF KLAMATH; ss. " cd for record

is 2 day of Dec. A.) 17 82 at o'clock A M. an duly recorded in Vol. M82, cf _____ Deeds ____ on a 16246 Fee \$12.00 EV. LYN DEHN, COURS