	MT. SCOTT MEADOWS, ALSO KI STANDARD FORM – AGREEMEN	NOWN AS MT. SCOTT PINES	-aa TVOA
17962		doy of \neg	
by and between T	HE BANK OF CALIFORNIA, NATION.	AL ASSOCIATION, a national banking	association, as Angeles. Cali-
Trustee, hereinafte	(Anneth Williams	AND SMARA, D. WILLIA	WS - 100
「我上海」 セドニュ V. Pariste	コンプン・コムルベクトミ しょくじょく	Trong ut La Prone	
hereinafter called	Buyer.	she below are required to be made by Ti	HE BANK OF
CALIFORNIA, NA	ATIONAL ASSOCIATION, as Trustee and	l as creditor, in compliance with federal la	ws. located in the
	agrees to sell to buyer, and buyer agree	ot(s). Block(s) Lots &+3	
24	in Mt. Scott Meadov	on the Recorder of said County excepting oil	Las and other
mineral and hydro	carbon substances beneath the surface the	and rights of way of record or appearing	in the recorded
tions, covenants, re	estrictions, reservations, easements, rights	ad restrictions set forth in that certain Dec	laration of Re-
atmintione recorded	in the Official Records of Klamath County though said Declaration were fully set for	, an or triner and the	reference with
the same enect as	CASH PRICE Less: Cash Down Payment \$	200	Bara Vigila da
	Trade-In	100 - 1200	n Program (Section) Notes
yer shall not coup- ers mans, could	Total Down Payment	100 s /200	
	Unpaid Balance of Cash Price	oldsecond finds	
Interview Conduction	Other Charges:	dine upon <u>dellars</u> request. De della general altempt to deala	e of horgetter of Fort
elj in in kodalosfe k <u>il</u> 10. statit	Carros 15 Per Carros 15 Per	more Lawrence Promostrul epon	en e
Agent, Specifications	Amount Financed FINANCE CHARGE (INTEREST)	ran moderate hintograms (1.12-20	
	Total of Payments by haber and possible	1999 Village 1986 19	-Y- 32
i gagan na masta sadi _ (11) a b lama we	Deferred Payment Price ANNUAL PERCENTAGE RATE	it office the second second of 2 go	1.05.847 30
			Dollars day
or more including	interest at percent per amunitor	unneid principal balance and interest sha	all be paid, and
on the same day	of each month thereafter a like installment	nt shall be paid until the total unpaid princ	ipal balance and 19 \$\frac{2}{2}. All or
interest have bee	n paid in full. Interest to begin to accrue apaid balance may be prepaid without pe	on the	number of years
		ms herewith is years. In the ever ereof shall apply. Under no circumstance arges in the event of a late payment.	
Buyer be subject	to any default, delinquency or similar ch	arges in the event of a late payment.	before provided
		npaid balance of this contract as was herein based upon the provisions contained in	California Civil
Code §1806.3.	at the real	property described above, consisting of a	legal title under
this contract of s	ale, subject only to Buyer's rights nereund	er. After acquired property, which we	
	erty, will be subject to said security inter notice to Buyer may be given to Buyer at		any address sub- Buver's payments
sequently deliver	red to Seller in writing. Notice to seller sil	all be given only at the dad-berninder sha	ll be in writing,
and shall be serv	ed either personally or by certified man, p	ostage prepara, recam receipt	
natifier 5. You	(Buyer) have the option to void your control	ect or agreement by notice to the Seller if you ulations of the Office of Interstate Land Subjects of the property of your signing	ales Registration,
agreement. It yo	u (Buyer) received the Property Report is	ant by notice to the Seller until midnight	of the third busi-
ness day followi	ing the consummation of the transaction.	A business day is any calendar day exceps Birthday, Memorial Day, Independence	Day, Labor Day,
Veterans Day, C	olumbus Day, Thanksgiving, and Christma	is. id and understood and signed a copy of th	is Agreement and
also received, re	ad and understood a copy of the following	man field of the Children Strands	
CHECK WHER	(E APPLICABLE	Orogon Real Estate Commis	ssion
	Subdivision Phone: Delkhil and Leimic	Oregon Real Estate Commis Subdivision Public Report a	nd Permit
grande de la companya della companya de la companya de la companya della companya	U.S. Housing and	oort Notice and Disclaimer	
Control of the Contro	Table of Later to the Control of the	g out grant for the grant of the first of the grant tenter of the first of the grant of the gran	and a transfer of the second and a second an
tali, taki ba Makinga ma T	STOOT OCTION DECLINEMENTS OF T	T IS INCONSISTENT WITH THE HE FEDERAL TRUTH IN LENDING A	CT
7. Buy	ver acknowledges that he has received an	d read a copy of the Notice of Rescission w	ithin
calendar days f	rom the date of execution of this Agreem	ent but not less than fourteen (14) calend	lar days from the
date of execution	on of this Agreement by the buyers heren	was required by made in writing by notil	ving MT. SCOTT
'PROPERTIES,	433 Callan Avenue, Suite 303, San Leane	iro, Camornia oxori, by initia	
Buyer.	has read and understands all of the terms	and provisions stated on the reverse side acorporated herein by reference and are f	hereot and Buyer ally a part of this
agraamant		The state of the s	
NOTIO	CE: See other side for important informa ITNESS WHEREOF, the parties hereto l	nave executed this Agreement the day and	d year first above
written.	dutt 11 Klien	THE BANK OF CALIFORNIA,	\
VIII	Market Milliant Buyer	NATIONAL ASSOCIATION. a national banking association as Trustee	<i>-</i>
- 1 × 1/E	Buyer	(0000) 00	alme
. 1	Buyer	By:	
<u> </u>	Buyer	Titl	Seller
in the second se		CALIFORNIA	. —

ME SCOTT MEADON'S ALSO KNOWN AS MT, SCOTT PRICES STANDARD FORM - KER 800 C PROPERTY BENT for Sold of PROPERTY BENT FOR SOL 17007 17007

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, 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.

upon default of any or 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, 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 free and clear of all liens and encumbrances, but subject to all easements and to all matters done, made, caused free and clear of all liens and encumbrances, but subject to all easements and to all matters done, made, caused 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 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 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 berein 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 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.

or 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.

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.

12. Buyer shall not declare nor attempt to declare a homestead upon nor select said property as a homestead in 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) and discharge any lien or encumbrance is placed thereon.

14. No representations, agreements or warranties, whether express or implied, not herein expressly set forth, all 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 to make any representations, agreements or warranties were made or given and are not herein 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 15. Until all sums due under this Agreement have been paid in full, Buyer shall not sell, assign or transfer 16. Any payments made by Buyer to Seller may be applied by Seller in payment of or on account of any totaline the payments made by Buyer to Seller may be applied by Seller

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 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 of the payment of any such default is not cured within forty-five (45) days after written notice by Seller, then this Agreedement on the part of the parties shall be deemed automatically cancelled and terminated, at Seller's option; and in the ment 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

event or such cancellation, the amounts paid nerein may be retained by Seller as inquidated 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 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 County Recorder of the County of Klamath, Oregon. Notice of sale having been given as then required by 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 order as it may determine, at public auction to the highest bidder for each 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 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 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 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 fixed by the preceding postponement. Seller shall deliver to the purchaser its deed conveying the property

(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, 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 option and upon the demand of Seller, execute in favor of and deliver to Seller a good and sufficient Receipt of 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.

to the benefit of and be binding upon the successors and assigns of each of the parties hereto.

to the penent 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.

Buyer's Initials

Seller's Initials

, OIL	Los Angeles SS.	
known to me to known to me to of the corpora known to me t Instrument on be acknowledged t within instrumes its board of direc	be the Asst Vice President x be Secretar tion that executed the within Instrumen be the persons who executed the withi chalf of the corporation therein named, an o me that such corporation executed the to pursuant to its hugaw or resoluted.	y t, n d
Signature 7	. Shelton	(This area for official notarial scal)
	STATE OF ORESON; COU	INTV OF W
	this 3 day of <u>Dec.</u>	A. D. 19 82 at o'clack At Mand
	Fee \$12.00	EVELYN BIEHN, County (lerk