THIS AGREEMENT for Sale of Real Estates dated the strong and the production of the p		17984	STA	SCOTT MEANDARD FOR	M – AGKI	EMENT I	OK SAL	L OF PROP	EKI <u>Y</u> -	- 90	<b>017073</b>
whose address is	Truste	l between T e, hereinafte	HE BANK r called Se	OF CALIFO	ORNIA, NA ddress is T	TIONAL, rust Depar	ASSOCIA	TION, a na 5 South Figu	itional bai ieroa Stree	iking associati	ion, as
The disclosures contained in the following paragraphs below are required to be made by THE BANK OF CALIFORNIA, NATIONAL ASSOCIATION, at Trustee and as creditor, in compliance with federal laws.  Compty of Klamath, State of Oregon, described as follows: = the fo	whose	address is _	23/					96753	, Phone _	879-133	6
General of Riamath, State of Oregon, described as follows: 1968-1962-1962-207-207-207-207-207-207-207-207-207-20		The disclo	sures cont	ASSOCIATIO	N, as Trus	tee and as	creditor,	in complianc	e with fed	eral laws.	
mineral and hydrocarbon substances beneath the surface thereof. Suid conveyance shall be made subject to all conditions, covenants, ratificitions, record or appearing in the recorded in the Collical Records of Klamath County, all of which are incorporated herein by reference with the same offect as though said Declaration were fully set forth herein to the control of the control	Diff	y of Klamath 人 23	, State of	Oregon, desci	ibed as fol Mt. Scott 1	lows: <del>Lot(.</del> Meadows S	<del>), Block(</del> s) ubdivisio:	) <u>2013</u> 1, Tract No. 1	027, in the	County of Kl	amath,
Trade-fall Trade-fall Total Down Fayment Total Control Fall Total of Fayment Total	minera tions, o map of striction	al and hydro covenants, re f said tract a ons recorded me effect as	carbon sub estrictions, nd specific in the Offic though said CASH PRI	stances beneareservations; ally the cover cial Records of 1 Declaration CE	ath the surf easements, nants, cond of Klamath were fully	ace thereof rights and itions and r County, all set forth b	F. Said con rights of estriction of which erein.	nveyance sha way of recor s set forth in	ll be made d or appeath that certa	subject to all uring in the re n Declaration	condi- corded of Re-
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FINANCE CHARCE (INTEREST)  FOUNDATION OF PAyment Price  ANNUAL FERCENTAGE RATE  2. The unpaid balance shall be paid in SDO equal monthly installments of SDO pollars op, more including interest at the paid until the total standard paid on the same day of each month thereafter a like installment of said unpaid principal balance and interest shall be paid, and on the same day of each month thereafter a like installment of said unpaid principal balance and interest shall be paid, and on the same day of each month thereafter a like installment shall be paid until the total unpaid, principal balance and interest have been paid in full. Interest to begin to accrue on the day of COCCE.  188. I. All or any part of the unpaid balance may be prepaid without penalty on the monthly payment date. The number of years required to complete payment in accordance with the terms herewith is 2—years. In the event of a late payment, the provisions in Faragraph 17 on the reverse side hereof shall apply. Under no circumstances, however, will be subject to the day advance the unpaid balance of this contract as was hereinbefore provided and obtain a partial refund of the finance charge (interest) based upon the provisions contained in California Civil 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 said, subject only to Buyer's rights hereunder. After acquired property, which becomes affixed as part of said real property, will be subject to said security interest.  4 said real property, will be subject to said security interest.  5 sequently delivered to Seller in writing, Notice to seller shall be given only at the address at which Buyer's payments are from time to time made. Any and all notices or demands provided or permitted hereunder shall be in writing and shall be served either personally or by certified mail, postage prepaid, return receipt requested. The provisions of this paragraph shall not apply to Paragraph 5 hereof.  4 Paragr	<b>ci</b> isotaa		Other Cha	rges:	in <del>de la com</del> entia di <del>La Capla d</del> imendia	da estad	ាំ . ក្រពទាំ	36 <b>\$</b> -36 € 2	- <i>1</i> 0 ~		
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gr. the same day of each month thereafter a like installment shall be paid until the togal purpaid principal balance and interest have been paid in full. Interest to begin to accrue on the	(d) (d) etc. (d) (d) (d) (d)	2. The u	ANNUAL  paid balar	PERCENTAC	SE RATE	Ø equa	monthly	installments	of	81.28	Dollars
any part of the unpaid balance may be prepaid without penalty on the monthly payment date. The number of years required to complete payment, in accordance with the terms herewith is \( \subseteq \) years. In the event of a late payment, the provisions in Paragraph 17 on the reverse side hereof shall apply. Under no circumstances, however, will Buyer be subject to any default, delinquency or similar charges in the event of a late payment.  Buyer shall have the right to pay in advance the unpaid balance of this contract as was hereinbefore provided and obtain a partial returned of the finance charge (interest) based upon the provisions contained in California Civil Code (\$1806.3.)  Code (\$1806.3.)  Code (\$1806.3.)  Any notice to Buyer may be given to Buyer at the address stated in this Agreement or at any address subsequently delivered to Seller in writing. Notice to seller shall be given only at the address atheir buyer address atheir buyer address at the address atheir buyer address at the address atheir buyer address at the address atheir buyer addr	on the	same day o	f each mor	_, the first in: oth thereafter	stallment of a like inst	said unpa allment sha	id princi <sub>l</sub> ll be paid	oal balance a until the tota	nd interes	st shall be pai orincipal <u>bala</u> n	d, and ce and
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 part of said read property, will be subject to said security; interest.  4. Any notice to Buyer may be given to Buyer at the address stated in this Agreement or at any address subsequently delivered to Seller in writing. Notice to seller shall be given only at the address at which Buyer's payments are from time to time made. Any and all notices or demands provided or permitted hereunder shall be in writing, and shall be served either personally or by certified mail, postage prepaid, return receipt requested. The provisions of this paragraph shall not apply to Paragraph 5 hereof.  5. You (Buyer) have the option to void your contract or agreement by notice to the Seller if you did not receive a Property Report prepared pursuant to the Rules and Regulations of the Office of Interstate Land Sales Registration, U.S. Department of Housing and Urban Development, in advance of, or at the time of your signing the contract or agreement. If you (Buyer) received the Property Report less than 48 hours prior to signing the contract or agreement you (Buyer) have the right to revoke the contract or agreement by notice to the Seller util midnic of the third business day following the consummation of the transaction. A business day is any calendar day except Sunday, or the following business holidays. New Years Day, Washington's Birthday, Memorial Day, Independence Day, Labor Day, Veterans Day, Columbus Day, Thanksgiving, and Christmas.  6. Buyer acknowledges that he has received, read and understood and signed a copy of this Agreement and also received, read and understood a copy of the Notice and Disclaimer  THE FOLLOWING STATEMENT IS INCONSISTENT WITH THE DISCLOSURE REQUIREMENTS OF THE FEDERAL TRUTH IN LENDING ACT  7. Buyer acknowledges that he has received and read a copy of the Notice of Reseission Rig	any pa require ment, Buyer	ort of the unged to complete the provision be subject to Buyer sha	paid balance te paymer is in Parag o any defa Il have the	e may be pro it in accordar raph 17 on th ult, delinquer right to pay	paid withonce with the reverse some or simil in advance	ut penalty e terms ho ide hercof ar charges the unpaid	on the m rewith is shall app in the eve balance o	onthly paymoned year of a late of this contract	ent date. ' irs. In the o circumst payment. et as was l	The number of event of a lat ances, howeve ereinbefore pr	f years te pay- er, will ovided
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U.S. Department of Housing and Urban Development, in advance of, or at the time of your signing the contract or agreement. If you (Buyer) received the Property Report less than 48 hours prior to signing the contract or agreement. If you (Buyer) have the right to revoke the contract or agreement by notice to the Seller until midnight of the third business day following the consummation of the transaction. A business day is any calendar day except Sunday, or the following business holidays: New Years Day, Washington's Birthday, Memorial Day, Independence Day, Labor Day, Veterans Day, Columbus Day, Thanksgiving, and Christmas.  6. Buyer acknowledges that he has received, read and understood and signed a copy of this Agreement and also received, read and understood a copy of the following:  CHECK WHERE APPLICABLE  State of California, Department of Real Estate  Subdivision Public Report and Permit  U.S. Housing and Urban Development  THE FOLLOWING STATEMENT IS INCONSISTENT WITH THE DISCLOSURE REQUIREMENTS OF THE FEDERAL TRUTH IN LENDING ACT  7. Buyer acknowledges that he has received and read a copy of the Notice of Rescission Rights whereby Buyer understands that he is entilled to rescind this transaction without any penalty or obligation within calendar days from the date of execution of this Agreement by the Buyers herein as required by the Laws of the State of California and the California Department of Real Estate. Notification of such rescission must be made in writing by notifying MT. SCOTT PROPERTIES, 433 Callan Avenue, Suite 303, San Leaudro, California 94577, by mail or telegram on or before the date indicated on said Notice of Rescission Rights.  Buyer has read and understands all of the terms and provisions stated on the reverse side hereof and Buyer and Seller agree that all such terms and provisions are incorporated herein by reference and are fully a part of this agreement.  Buyer has read and understands all of the terms and provisions as a complete the day and year first above written.  Buyer has r	and sh this pa	all be served tragraph shal 5. You (B	l either per ll not apply uyer) have	sonally or by to Paragrap the option to	certified m h 5 hereof. void your c	ail, postage ontract or a	prepaid, greement	return receipt by notice to	pt request the Seller	ed. The provis if you did not i	ions of receive
Veterans Day, Columbus Day, Thanksgiving, and Christmas.  6. Buyer acknowledges that he has received, read and understood and signed a copy of this Agreement and also received, read and understood a copy of the following:  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  U.S. Housing and Urban Development  State Property Report Notice and Disclaimer  THE FOLLOWING STATEMENT IS INCONSISTENT WITH THE  DISCLOSURE REQUIREMENTS OF THE FEDERAL TRUTH IN LENDING ACT  7. Buyer acknowledges that he has received and read a copy of the Notice of Rescission Rights whereby  Buyer understands that he is entitled to rescind this transaction without any penalty or obligation within  calendar days from the date of execution of this Agreement but not less than fourteen (14) calendar days from the  date of execution of this Agreement by the Buyers herein as required by the Laws of the State of California and the  California Department of Real Estate. Notification of such rescission must be made in writing by notifying MT. SCOTT  PROPERTIES, 433 Callam Avenue, Suite 303, San Leandro, California 94377, by mail or telegram on or before the  date indicated on said Notice of Rescission Rights.  Buyer has read and understands all of the terms and provisions stated on the reverse side hereof and Buyer  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.  THE BANK OF CALIFORNIA,  NATIONAL ASSOCIATION,  a national banking association, as Trustee  Buyer  Buyer  Buyer  Title Sceller	U.S. I agreen you (B ness d	Department on nent. If you buyer) have the lay following	f Housing (Buyer) rec he right to the consu	and Urban I eived the Pro revoke the co mmation of	Development operty Repontract or ago the transac	t, in advant ort less that reement by tion. A bus	ce of, or n 48 hour notice to iness day	at the time of s prior to sign the Seller units any calen	of your signing the contil midnidar day e	oning the contract or agreed the of the third scent Sunday,	ract or eement d busi- or the
State of California, Department of Real Estate  Subdivision Public Report and Permit  U.S. Housing and Urban Development State Property Report Notice and Disclaimer  THE FOLLOWING STATEMENT IS INCONSISTENT WITH THE DISCLOSURE REQUIREMENTS OF THE FEDERAL TRUTH IN LENDING ACT  7. Buyer acknowledges that he has received and read a copy of the Notice of Rescission Rights whereby Buyer understands that he is entitled to rescind this transaction without any penalty or obligation within calendar days from the date of execution of this Agreement but not less than fourteen (14) calendar days from the date of execution of this Agreement by the Buyers herein as required by the Laws of the State of California and the California Department of Real Estate. Notification of such rescission must be made in writing by notifying MT. SCOTT PROPERTIES, 433 Callan Avenue, Suite 303, San Leandro, California 94577, by mail or telegram on or before the date indicated on said Notice of Rescission Rights.  Buyer has read and understands all of the terms and provisions stated on the reverse side hereof and Buyer 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 written.  Buyer  THE BANK OF CALIFORNIA, NATIONAL ASSOCIATION, a national banking association, as Trustee  Buyer  THE BANK OF CALIFORNIA, NATIONAL ASSOCIATION, a national banking association, as Trustee  Buyer  Title  Seller	Vetera also re	ns Day, Col 6. Buyer ceived, read	umbus Day acknowled and under	, Thanksgivir ges that he l stood a copy	ng, and Chr nas received of the follo	istmas. l, read and wing:	understo	od and signe		1"	
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SOUR SERVICE THE STATE FOR SALE OF PROPERTY WAS SOUTH TOWN AS A STATE OF THE STATE

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. a Spiewar, 192

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 or created by Buyer affecting title thereto. At Buyer's election and at Buyer's expense, Seller shall furnish to Buyer and encumbrances 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

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 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. of said deed this waiver of surface entry.

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 to commit waste or encumber said realty and during the period of this Agreement will keep said realty. Buyer will not commit waste or encumber said realty and during the period of this Agreement will keep said realty and discharge any lien or encumbrances done, made, caused, or created by him of any kind and nature. Buyer agrees to pay fave of all liens and encumbrances done, made, caused, or created by him of any kind and nature. Buyer agrees to pay adjust after such 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 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 set forth herein and that, if any such 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 set forth herein and that, if any such rep

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.

this Agreement or any right, title, or interest herein without first obtaining the written consent of Sener, 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. 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 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 Agree-hereunder, and any such default is not cured within forty-five (45) days after written notice by 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 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

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 solf the County Recorder of the County 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 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 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 deconclusive proof of the truthfulness thereof. Any person, including Seller or Buyer may purchase at such sale. After deconclusive proof of the truthfulness thereof as the terms hereof, not then repaid with accrued interest at 10% per annum; (1) Al

(2) an 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 paragraph 4 hereof, with postage prepaid.

paragraph a nercot, with postage prepart.

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.

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

	STATE OF CALIFORNIA  COUNTY OF Los Angeles ss.	TITLE INSURANCE AND TRUST	
	On	ATICOR COMPANY	
	State, personally appeared Piedad J. Garcia known to me to be the Asst Tr Opr Officer Known to me to be	the undersigned, a Notary Public in and for said	
STAPLE H	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.	<b></b>	
	Signature B. Shelton Letton	OFFICIA FAL  B SHELTON  CALIFORNIA  LOS ANGELES COUNTY  My comm. expires MAY 17, 1985	

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

this 3 day of Dec. A.D. 19 82 at o'clock A M - d

duly recorded in Vol. M82, of Deeds on a 17073

Fee \$12.00

By Dec. By Dec. A.D. BIEHN; County .crk