

AGREEMENT
of
SALE

THIS AGREEMENT, made and entered into this 27 day of April, 1982 between CHUNGKEE INVESTMENT, INC., A HAWAII CORPORATION, hereinafter called Seller, and LESTER W. SPERBERG JR. PATRICIA A. SPERBERG - HUSBAND & WIFE AS TRUSTEES OF THE ESTATE hereinafter called Buyer.

WITNESSETH, that the Seller, in consideration of the payments to be made by the Buyer and the conditions and covenants to be kept and performed by him, as hereinafter set forth, agrees to sell and the Buyer agrees to buy, the real property:

Lot 4, Block 3 in PINE RIDGE ESTATES, UNIT 1, Klamath County, State of Oregon E $\frac{1}{2}$ of Section 27, T34S, R7EW.

SUBJECT TO: Covenants, conditions and restriction of record.

For the sum of EIGHTEEN THOUSAND Dollars, in lawful money of the United States of America and the Buyer, in consideration of the premises, promises and agrees to pay the Seller the aforesaid sum of money, for all of said real property, as follows, to wit:

EIGHTEEN THOUSAND Dollars upon the execution and delivery hereof, the receipt whereof is hereby acknowledged, and the balance of SIXTEEN THOUSAND TWO HUNDRED Dollars in installments, including interest on all unpaid principal from date hereof until date of payment at the rate of twelve (12) per centum per annum. The first installment of ONE HUNDRED SIXTY-FOUR + $\frac{32}{100}$ Dollars or more, to be paid NOVEMBER 15, 1982 and a like amount or more shall be paid on the same day of each month thereafter until the balance of principal and interest has been paid in full. The amount of the final payment, however, shall be the total of the principal and interest then due. All payments to be made by the Buyer and shall be paid with lawful money of the United States of America.

IN ADDITION, IT IS AGREED AS FOLLOWS, TO WIT:

1. Possession shall be delivered to the Buyer upon execution and delivery of this agreement, unless otherwise provided herein.
2. The Buyer shall pay all taxes and assessments from date hereof and assessed and levied against said property hereafter, unless otherwise specified herein.
3. The Seller on receiving payment of all amounts of money mentioned herein shall execute a warranty deed for said property in favor of said Buyer and shall deliver said deed to said Buyer. As of the date of delivery of deed the Seller shall supply the Buyer with a Policy of Title Insurance or Certificate of Title, to be issued by a reliable title company, which shall show the title to said property to be merchantable and free from taxes, assessments, liens and encumbrances, except such thereof as are set forth herein and such thereof as may be suffered or created hereafter by the Buyer. The Buyer shall pay for said evidence of title unless otherwise forth herein.
4. Should the Buyer fail to make said payment or any thereof when due or fail to comply with the conditions, covenants and agreements set forth herein, the amounts paid hereon may be retained by the Seller as the consideration for making this agreement and thereupon the Seller shall be released from all obligation in law or equity to convey said property and any occupancy of said property thereafter by said Buyer shall be deemed to be and be a tenancy at the pleasure of the Seller and said Buyer shall never acquire and expressly waives any and all rights or claims of title because of such possession.
5. Should the Seller sue the Buyer to enforce this agreement or any of its terms, the Buyer shall pay a reasonable attorney fee and all expenses in connection therewith.

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6. The Seller reserves the right to deliver the deed, at any time during the term hereof, and the Buyer, in lieu of this agreement, shall execute and deliver to said Seller, or his nominee, a note for all amounts of money then unpaid and said note shall be secured by a Deed of Trust on said property and said Buyer shall likewise execute and deliver said Deed of Trust concurrently with the delivery of said note.

7. The waiver by the Seller of any covenants, condition or agreement herein contained shall not vitiate the same or any other covenants, condition or agreement contained herein and the terms, conditions, covenants and agreements set forth herein shall apply to and bind the heirs, successors, and assigns of each of the parties hereto. Time is the essence of this agreement.

8. All words used in this agreement, including the words Buyer and Seller, shall be construed to include the plural as well as the singular number and words used herein in the present tense shall include the future as well as the present and words used in the masculine gender shall include the feminine and neuter.

SELLER:

By Hilbert W.C. Lam

By Matthew Loy

BUYER (s):

Lester W. Sperberg, Jr.
Patricia A. Sperberg

State of Hawaii

SS

City and County of Honolulu

Grantor's Name and Address:
Chungkee Investment, Inc.
3536 Harding Avenue, Suite 409
Honolulu, HI 96816

Grantees' Name and Address:
Lester W. Sperberg, Jr. and Patricia A. Sperberg
USS Cimarron (AO-177)
FPO San Francisco, 96662

After recording, return to:
Rainbow Realty, Inc.
Suite 938, Pacific Trade Center
190 S. King Street
Honolulu, HI 96813

Until a change is requested, all
tax statements shall be sent to:
Rainbow Realty, Inc.
Suite 938, Pacific Trade Center
190 S. King Street
Honolulu, HI 96813

On this 20th day of May, 1983 before me personally appeared Hilbert W.C. Lam and Matthew Loy, to me personally known, who being by me duly sworn, did say that they are the President and Secretary, respectively of Chungkee Investment, Inc., and that the seal affixed to the instrument is the corporate seal of the corporation, and that the instrument was signed and sealed in behalf of the corporation by authority of its board of directors, and Hilbert W.C. Lam and Matthew Loy acknowledged the instrument to be the free act and deed of the Corporation.

Robert R. [Signature]
My commission expires Oct. 12, 1984

STATE OF OREGON,
County of Klamath
Filed for record at request of

on this 23 day of May A.D. 19 83
at 2:27 o'clock P M, and duly
recorded in Vol. M83 of 7977

age deeds
EVELYN B. EHN, County Clerk

By [Signature] Deputy
Fee 8.00