

THIS AGREEMENT, Made and entered into this 19 day of July, 1983,
by and between George Vick

hereinafter called the Seller, residing in the City of Renton, State of Washington
and Roger L. Cole + James B. Ponton
hereinafter called the Purchaser, residing in the City of Seattle, State of Washington

WITNESSETH, That the Seller agrees to sell and the Purchaser agrees to purchase the following
described real estate, with the appurtenances thereon, to wit:

Lot 51 - Block 91 - KFFE - Unit # 4

(Forest Estates Hwy.)
situated in Klamath Falls County, State of Oregon, on the following terms: the
total purchase price is ONE THOUSAND FIVE HUNDRED Dollars (\$ 1,500.00)
of which the sum of ONE THOUSAND FIVE HUNDRED Dollars (\$ 1,500.00)
has this day been paid by Purchaser, the receipt whereof is hereby acknowledged by Seller, and the
balance of NONE Dollars (\$ 0)
to be paid in the amounts and at the times stated as follows:

NONE
with interest on all deferred payments, to be computed from the date of this agreement at the rate of
0 per cent per annum and to be paid on each principal paying date. Purchaser may make
larger payments at anytime, or pay the contract in full, and interest shall immediately cease on all
payments so made.

It is agreed that the Purchaser shall have possession of said premises from the 19 day of July,
1983, provided that all the terms and conditions of this agreement are fully complied with.

Purchaser agrees to pay all taxes and assessments legally levied against said property subsequent to this date, before
the same shall become delinquent.

Purchaser agrees to keep and maintain insurance on the improvements on said premises in the sum of not less than
0 Dollars (\$ 0).

Purchaser also agrees to assume all hazards of damage to or destruction of any improvements on said premises; and
agrees to keep the buildings and all improvements on the premises in good condition and repair and not to permit waste;
and agrees not to use the premises for any illegal purpose.

In the event that the Purchaser shall fail to make any payment herein provided, the Seller may pay such taxes or assess-
ments and effect such insurance, and any amount so paid by the Seller shall be deemed a part of the purchase price and
shall become payable forthwith, with interest at the rate of 0 per cent per annum until paid, without prejudice to
any other rights of Seller by reason of such failure.

The Purchaser agrees that a full inspection of the premises has been made and that neither the Seller nor assigns shall
be liable under any covenants respecting the condition of the premises or for any agreement for alterations, improve-
ments or repairs unless the covenant or agreement relied upon is in writing and is attached to and made a part hereof.

The Seller agrees to procure within ten days of the date hereof, a Purchaser's policy of title insurance, insuring the
Purchaser to the full amount of the purchase price against loss or damage by reason of defect in the title of the Seller to
the real estate herein described or of reason of prior liens not assumed by the purchaser in this agreement.

The Seller agrees, on full payment of the purchase price and interest in the manner hereinbefore specified, to execute
and deliver to Purchaser a Warranty Deed to the real estate, excepting any part which may hereafter be condemned, free
and clear of encumbrances, except those mentioned herein and any that may accrue hereafter through any person other
than the Seller.

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Time is of the essence of this agreement. If the Purchaser shall fail to comply with or perform any covenant or agreement hereof promptly at the time and in the manner herein required, the Seller may elect to declare a forfeiture by written notice to the Purchaser, and at the expiration of thirty days thereafter this agreement shall be at an end and null and void if in the meantime the terms of this agreement have not been complied with by the Purchaser. In such event and upon Seller doing so, all payments made by the Purchaser hereunder and all improvements placed upon the premises shall be forfeited to the Seller as liquidated damages, and the Seller shall have the right to re-enter and take possession. Service of all demands and notices with respect to such declaration or forfeiture and cancellation may be made by registered mail at the following address:

or at such other address as the Purchaser shall indicate to the Seller in writing.

In the event of the taking of any part of the property for public use, or of the destruction of any of the improvements on the property by fire or other casualty, the moneys received by reason thereof shall be applied as a payment on account of the purchase price of the property, less any sum which may be required to be expended in procuring such money, or to the rebuilding or restoration of the premises.

The payments called for herein are to be made at _____

It is further agreed that: _____

IN WITNESS WHEREOF, the parties hereto have signed this instrument in duplicate the day and year first above written.

Purchaser

James B. Ponton

301-64th Ave. S.W. - Seattle
STATE OF WASHINGTON, Wash. 98178

County of King

Seller

George Vick

261 Thomas Ave. S.W.

RENTON Wash. 98055

I, the undersigned, a Notary Public in and for the State, do hereby certify that on this 19 day of July, 1983, personally appeared before me GEORGE VICK

to me known to be the individual described as seller and who executed the within instrument, and acknowledged that HE signed the same as HIS free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(If seller is a corporation, attach corporate acknowledgment.)

Notary Public in and for the State of Washington, residing at _____

ASSIGNMENT BY PURCHASER

The within named purchaser for and in consideration of the sum of _____

Dollars (\$ _____)

does assign and convey all right and title in, and to the within contract and the property described therein unto _____

and successors in interest. And does hereby authorize the seller, or successors in interest, to receive all money due thereon and upon full compliance with the terms thereof to issue a deed to the said assignee, instead of the said purchaser. Said assignee hereby assumes and agrees to fulfill the terms and conditions of said real estate contract.

Dated this _____ day of _____, 19 _____

Assignee(s) _____

Assignor(s) _____

ASSIGNMENT BY SELLER

The within named seller for and in consideration of the sum of _____

Dollars (\$ _____)

hereby assigns all his right and title to the within contract to _____

and said assignee(s) hereby assume(s) and agree(s) to be bound by the terms and conditions of said real estate contract.

Dated this _____ day of _____, 19 _____

Assignee(s) _____

Assignor(s) _____

(Deed from seller to assignee must be given with this assignment.)

STATE OF WASHINGTON,

County of _____

ss.

At. James B. Ponton
13101 64th Ave. South.
Seattle, Wn. 98178

STATE OF OREGON: COUNTY OF KLAMATH ; ss

I hereby certify that the within instrument was received and filed for record on the 22nd day of July A.D., 19 83 at 11:27 o'clock A M and duly recorded in Vol M83, of Deeds on page 11718

FEE \$8.00

EVELYN BIEHN COUNTY CLERK
by [Signature] Deputy