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nere	The disclos	ures contained FIONAL ASSO	CIATION, as Truste	and as credi	hase from Se	ller, real property loca	to whice
Cov	1. Seller a inty of Klamath	grees to sell to State of Oreg	on, described as follo in Mt. Scott M	ws: Lot(s), Bio eadows Subdiv e County Rec	vision, Tract Norder of said C	o. 1027, in the County of ounty, excepting oil, gashall be made subject to	and other all condi-
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五	o in the salah	ANNUAL P	e shall be paid in Z	equal	monthly instai inpaid balance	Commencing on the	be paid, and
<b>G-</b>	or more includi	ng interest at 4	the first installment	of said unpai	d principal ba	lance and interest shall the total unpaid princip of June 19 y payment date. The many land the event	al balance and
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<b>3</b>	any part of the	unpaid balance	e may be prepaid with	the terms he	rewith is	Inder no circumstances	however, will
.83 	required to comment, the prov	mplete paymen isions in Parag	t in accordance with raph 17 on the revers ult, delinquency or si right to pay in advan	e side hercor milar charges	in the event o	years. In the event Inder no circumstances f a late payment. s contract as was herein provisions contained in	before provided California Civil
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	and obtain a	a min in this tip o		the real prop	erty described	-prorty which become	s amxed as bare
	of said real p	ny notice to Bu	iyer may be given to in writing. Notice to	seller shall b	e given only a provided or p	in this Agreement or at t the address at which I ermitted hereunder sha urn receipt requested.	ll be in writing. The provisions of
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	a Property R	eport prepared	pursuant to the Rule g and Urban Develo	pment, in adv	ance of, or at han 48 hours t	the time of your signing the time of your signing the contine Seller until midnight any calendar day excessively by Independence	of the third busi-
	agreement. I	f you (Buyer)	received the contract	or agreement	by notice to t	any calendar day exce	Day, Labor Day,
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	Buyer un	days from the	date of execution or	ivers herein	is required by	be made in writing by n	otifying MI. SCOL
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Buyer's Initials

Seller's Initials

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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 bay 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 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 have been supported by the payment in full by Buyer of all sums due have been supported by the payment in full by Buyer of all sums due have been supported by the payment in full by Buyer of all sums due have been supported by the payment in full by Buyer of all sums due have been supported by the payment in full by Buyer of all sums due to the payment in full by

upon detault 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 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 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 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 perploration for, the aforementioned natural resources below the surface of said land. Upon the payment in full, and perploration for the surface 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 Saller'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, 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) days after such lien or encumbrance is placed thereon.

14. No representations, agreements or warranties, whether express or implied; not herein expressly set forth,

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, 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.

11. Seller and Buyer, and 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 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. Time is of the essence of this Agreement, and full performance in the Buyer of all his obligations here—

19. Time is of the essence of this right to a conveyance hereunder; and should default be made (a) in 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 Agreement 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 sold, the herein described property to satisfy the obligations hereof, and shall cause such notice to be recorded in the sold, the herein described property to satisfy the obligations hereof, and shall cause such notice 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 each 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 the such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the 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 and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time and place of sale, and from time to time thereafter may postpone such sal

(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, 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 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. mark 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

paragraphers income by the signed copies hereof shall be deemed it duplicate original, and this Agreement shall time to the benefit of and be binding upon the successors and assigns of each of the parties hereto. Thus no instruction this 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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Seller