

Description: 177 ac. m/l, known as Harrison Ranch, described as The N. W. 1/4 of Section 22, and 17 ac m/l along the north side of the S. W. 1/4 of Sec 22, 36 S. R. 11 E. of T. 11 M., (If said property is incorrectly described, owner hereby expresses his intent to correct the description hereafter.)
County of Klamath State of Oregon Zip 97639
Selling price, free of encumbrances \$260,000. Terms Cash for Equity or negotiate

Is any personal property included in this listing? Yes ☐ No ☐ If so, is signed inventory attached? Yes ☐ No ☐ to be attached? Yes ☐ No ☐

To Klamath Country Realty, Agent, City Klamath Falls, Oregon, 97601, June 9, 1983.
FOR VALUE RECEIVED, you hereby are employed for a period beginning on the date hereof and expiring as stated below to sell or exchange the property described hereon at the selling price and on the terms noted. You hereby are authorized to accept a deposit on the purchase price. You may, if desired, secure the cooperation of any other broker, or group of brokers, in procuring a sale of said property. In the event that you, or any other brokers cooperating with you, shall find a buyer ready and willing to enter into a deal for said price time within 180 days after the termination of said employment I may sell or convey said property, I hereby agree to pay you in cash for your services a commission equal in amount to Six % of the above stated selling price. I agree to convey said real estate to the purchaser by a good and sufficient deed, to transfer and deliver said personal property, if any, by good and sufficient bill of sale and to furnish title insurance in the amount of the selling price insuring marketable title to said real estate and good right to convey. I hereby warrant that the information shown hereon below is true, that I am the owner of said property, that my title thereto is a good and marketable title, that the same is free of encumbrances except as shown hereafter under "Financial Details" and except taxes levied on said property for the current tax year which are to be prorated between the seller and buyer. In case of an exchange, I have no objection to your representing and accepting compensation from the other party to the exchange as well as myself. I hereby authorize you and your customers to enter any part of said property at any reasonable time to show same. Also, I authorize you, at any time, to fill in and complete all or any part of the "Informative Data" below, except financial details. The following items are to be left upon the premises as part of the property purchased: All irrigation, ventilating, cooling, plumbing and heating fixtures and equipment (including stoker and oil tanks but excluding fire place fixtures and equipment), water heaters, attached electric light and bathroom fixtures, light bulbs and fluorescent lamps, ventilation blinds, wall-to-wall carpeting, awnings, window and door screens, storm doors and windows, attached floor coverings, attached television antenna, all plants, shrubs and trees and all fixtures except

The following personal property is also included as a part of the property to be offered for sale for said price: all irrigation equipment
for see signed inventory, if any, attached. This agreement expires at midnight on June 9, 1983, but I further allow you a reasonable time thereafter to close any deal on which earnest money is then deposited. In case of suit or action on this contract, it is agreed between us that the court, whether trial or appellate, may allow the prevailing party therein such sum as may be adjudged that party's reasonable attorney's fees. It is further agreed that my signature affixed to the renewal clause below shall have the effect of renewing and extending your employment to a new date to be fixed by me on the same terms and all with the same effect as if the said new date had been fixed above as the expiration date of your employment. Disposition of forfeited earnest money, if any, to be negotiated and set forth in the Earnest Money Receipt (Oregon only, delete if inapplicable). THIS LISTING IS AN EXCLUSIVE LISTING and you hereby are granted the absolute, sole and exclusive right to sell or exchange the said described property. In the event of a sale, by me or any other person, or of exchange or conveyance, of said property, or any part thereof, during the term of your exclusive employment, or in case I withdraw the authority hereby given prior to said expiration date, I agree to pay you the said commission just the same as if a sale had actually been consummated by you.

I HEREBY CERTIFY THAT I HAVE READ AND RECEIVED A CARBON COPY OF THIS CONTRACT.

Accepted: Klamath Country Realty, by Paul Broker
Owner's Address: City Sprague River State Oregon Zip 97639, Phone 533-2569
FOR VALUE RECEIVED, the above broker's employment hereby is renewed and extended to and including 19__.

Accepted: 19__
FOLD ON DOTTED LINE FOR INSERTION IN RING BINDER-----
FINANCIAL DETAILS
Selling price (free of encumbrances):
\$____ Terms _____
Payments include: Prin _____ Int _____ Taxes _____ Ins _____
(Check items to be included in payments)
Interest on deferred payments _____
Fire ins \$ _____ Ann l prem \$ _____
Taxes last fiscal year \$ _____
Net annual profit \$ _____
ENCUMBRANCES Payable:
1st mtg \$ _____ Int _____ %
2nd mtg \$ _____ Int _____ %
Mtg held by _____
Contr bal \$ _____ Int _____ %
Delinquent taxes \$ _____
Municipal liens \$ _____
Chattel mtg Yes _____ No _____ Bal \$ _____
Are implements fully paid for? Yes _____ No _____
Is livestock fully paid for? Yes _____ No _____

FARM PROPERTY INFORMATIVE DATA		Office Listing No. _____
Known as _____		Farm or Ranch _____
How to get there _____		
Owner has: Abstract _____ Title Insurance _____ Cert. of Title _____ Contract _____ Deed _____		
ACRES - CROPS	IMPROVEMENTS	DISTANCE TO
Total 177 Cultivated _____	HOUSE: No. of rooms _____	City 40
	When built _____ Type _____	What city K. Falls
	Plastered _____ Papered _____ Ceiled _____	R.R. Station _____
	Bath _____ Toilet in hs. _____ Elec. Lts. _____	Bus Stop _____
	Tel. _____ Fireplace _____	P.O. 5 and
	Basement _____ Heating _____	R.F.D. yes
	General condition _____	School G. 20 H. 20
SOIL: _____	BARN: 40 X 80 Metal	Store 5
WATER: City water _____ Well _____		Church _____
Windmill _____ Pump _____		Cream Rt. _____
Piped to house _____ to barn _____		Pvd. Hwy. yes
River _____ Creek _____ Spring _____		Market Rd. _____
IRRIGATION: Water right 160	Silo _____	CHATELS IN SALE
	OTHER BUILDINGS: _____	Livestock _____
District _____		Implements none
Canal Co. _____		Growing crops _____
Acres irrigated _____	Fences _____	Ensilage _____
Cost per acre \$ _____ per yr.	Roads _____	In storage _____
Acres not irrigated _____	Is lease outstanding Yes _____ No _____	For details as to chattels included in sale See above
Drainage per acre _____	Possession may be had _____	See signed inventory.
Cost of drainage _____		
Remarks: Perched to - Paul Hartman		Listed by Paul
3949 ac. to the City		Signs permitted
Will exchange for _____		Inspected by Paul

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 Sept. A.D., 19 83 at 3:26 o'clock P. M., and duly recorded in Vol. M83, of Deeds on page 16385.

Fee \$4.00
EVELYN BIEHN, COUNTY CLERK
by [Signature] deputy