

MOBILE HOME

The following agreement between Gayle A. (Chambers) Jaynes and Phyllis A. Peronto for stated mobile home existing in venture square residing at 3646 Summers Ln. Sp. #9, Klamath Falls, Oregon.

Terms being that if Phyllis should so desire to willfully terminant she loses any money put towards purchase and is to be treated as if it were rent. Any improvements shall remain the property of contract holder (Gayle Jaynes). The mobile home thus on a rent/lease option with the following furnishings with the home: washer/dryer, double bed, dresser, lamp, end table, couch, loveseat, and dinette set. These furnishings to go with the property can be sold at anytime BUT Phyllis is said to owe the cost if sold and the contract is not completed. Contract being \$180.00 per month to be paid in whole or two payments of \$90.00 each with the first to be paid by the 15th of the month and the second to be paid by the 30th of the month. Delinquency of three months three months is notice of eviction. Contract to be paid in full in 86 monthly payments. Beginning March 1984 ending April 1991. Contract can be paid ahead with no penalties. Excess amount paid can be partial or whole monthly payments. The amount paid in advance will be subtracted from the end of the contract; not to be subtracted from amount owed the following month. Reciepts shall be given with each payment. Payments are to be made to Gayle Jaynes and in the event something happens to Gayle Jaynes payment is to be made to the estate of Gayle Jaynes.

Title of mobile home is to be in Phyllis possetion within 30 days after final payment. Transfer to be paid by Gayle Jaynes.

The lack of following these stipulations terminates contract:

18
1
PH
19
84
APR
19
84

ok
8.80

Phyllis must obtain full coverage insurance for the mobile home and keep insurance for the duration of contract. Taxes are to be paid annually - lapse of payment of taxes is cause for termination. Payments lapsing more then 90 days terminates contract immidatly.

Signed by contract holder and purchaser to be recorded in Klamath Court house. Taxes shall be transfere to Phyllis name within 10 days after this is signed.

contract holder

purchaser

Gayle A Chamber Jaynes *Phyllis A Peronto*
date: *Monday April 16th, 1984*

Return:
Phyllis Peronto
3646 Summers Ln Sp 9
Klamath Falls Or
97603

STATE OF OREGON: COUNTY OF KLAMATH:ss
I hereby certify that the within instrument was received and filed for record on the 19th day of April A.D., 1984 at 1:18 o'clock P M, and duly recorded in Vol M84, of Misc. on page 6502.

Fee: \$8.00

EVELYN BLEHN, COUNTY CLERK
by: *Sam Smith*, Deputy