

# 39683 AGREEMENT FOR SALE OF REAL ESTATE

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THIS AGREEMENT, made this Twenty seventh Vol. 1484 Page 13420  
 BETWEEN SIERRA CONSTRUCTION day of June, 19 84

(or principal place of business is) 2979 BEE ALL LANE, CENTRAL POINT OREGON, 97502 (name) \_\_\_\_\_, whose address is \_\_\_\_\_

AND DONALD EARL EASDALE AND BARBARA ANN EASDALE (name) \_\_\_\_\_, whose address is \_\_\_\_\_  
 (or principal place of business is) 3207 Pine St. Albany Oregon 97321

hereafter designated as "Buyer."

WITNESS: That Seller, in consideration of covenants and agreements hereinafter contained agreed to sell and convey to Buyer, and Buyer agrees to buy the following described real property:

**PARCEL 12, BLOCK 6, UNIT 1, KLAMATH FALLS FOREST ESTATES, KLAMATH COUNTY, OREGON**

A. Cash Price		
B. Less: Present Cash Down Payment	\$ <u>200.00</u>	\$ <u>2000.00</u>
C. Deferred Cash Down Payment	\$ _____	
(Due on or before <u>19</u> )		
D. Trade-in	\$ _____	
E. Total Down Payment	\$ <u>200.00</u>	
F. Unpaid Balance of Cash Price - Amount Financed		\$ <u>200.00</u>
G. FINANCE CHARGE (Interest Only)		\$ <u>1800.00</u>
H. ANNUAL PERCENTAGE RATE <u>9</u> %		\$ <u>545.76</u>
I. Deferred Payment Price (A + G)		\$ <u>2545.76</u>
J. Total of Payments (F + G)		\$ <u>2345.76</u>

The "Total of Payments" is payable by Buyer to Seller in approximately 72 monthly installments of \_\_\_\_\_  
Thirty two and 58/100----- Dollars (\$ 32.58), each, due on 15, 19 84  
 and a like amount due on the 15 day of each and every calendar month thereafter, until paid in full. The FINANCE CHARGE  
 applies on all deferred payments from July 15, 1984, 19 \_\_\_\_\_. Such payments shall be made in lawful money of the  
 United States. Buyer may make prepayments.

Taxes for Current

subsequent to date hereof:

and all subsequent taxes are to be paid by Buyer and he shall agree to pay all assessments levied  
 Buyer to pay back taxes and deduct amount from the downpayment. Seller  
 agrees to issue note and deed of trust and to escrow sale at Buyers request  
 and at Buyers expense.

IT IS UNDERSTOOD AND AGREED that time is of the essence of this contract and should Buyer fail to comply with the terms hereof, then Seller  
 may at his option cancel this contract and be released from all obligations in law and in equity to convey said property, and Buyer shall thereupon  
 be deemed to have waived all rights thereto and all moneys theretofore paid under this contract shall be deemed payments to seller for the  
 execution of this Agreement and for the rental of premises. Notwithstanding the foregoing, Seller shall not cancel any delinquent contract until not  
 less than 45 days after having mailed written notice to Buyer's address of his intent to do so, thereby affording Buyer at least 45 days grace period  
 in which to cure any default.

SELLER, on receiving full payments at the times and in the manner herein provided, agrees to deliver a policy of title insurance showing title to be  
 vested in Buyer free of encumbrances, except subject to easements of record, rights of way, covenants, conditions, reservations, restrictions, and  
 exceptions of record, and to record, and to execute and deliver to Buyer a good and sufficient deed to the premises herein described.

IN WITNESS WHEREOF, said parties have hereunto affixed their signatures the day and year, first above written.

SIERRA CONSTRUCTION  
 W.V. TROPP

Seller

Barbara Easdale  
 Seller

RETURN DOCUMENT AND MAIL ALL TAX STATEMENTS TO ABOVE ADDRESS C/O D. STANLEY

STATE OF OREGON: COUNTY OF KLAMATH:ss  
 I hereby certify that the within instrument was received and filed for  
 record on the 3rd day of Aug. A.D., 19 84 at 1:49 o'clock P M,  
 and duly recorded in Vol 1484, of Deeds on page 13420.

Fee: \$ 4.00

EVELYN BIEHN, COUNTY CLERK

by: Ann Smith, Deputy

Ret: D Stanley  
 438 Sycamore Rd - Santa Monica Ca.  
 90404