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property.	ENT CE Buyer agrees to pay Seller th IRCHASE Pauce - JJA		14574
1.2 PAYMENT	seller the	e sum of s_50,000 00	EPHANTA FRANKING AT CAMPS
Seller acknowledge	IRCHASE PRICE. The total purchase a sum of \$ 2,500.00	CONTRACT OF	
Seller acknowledges receipt of th Buyer shall be given credit for \$ Buyer. These improvements	e sum of \$_2,500.00	e price shall be paid as follows:	as the total purchase price
Buyer. These improvements shall be a	Ø	from Buyer, as down	
Form 590-M, signed this date.	e to satisfy the provisions of ORS 40	from Buyer, as down payment on t which amount constitutes the fair market val 7.375 (3). The improvement shall be in accordance	he purchase price.
The balance due on the o		(3). The improvement shall be in accordance	ue of improvements to be completed
Sontant	ontract of \$ 47,500.00		with the Property Improvement Agree
September Buyer shall page	84	ent rious 99, 003 VC	
necessary for payment of the	eller to be sufficient payments	shall be a 399 00 VG	ents beginning on the first-da
The total monthly parts	essments.	shall be paid in payme each, in shall be 399,00 vC when due. Buyer also shall pay to Seller on den ate changes or if the taxes and assessments cha en Buyer pays Seller for taxes and assessments amount will be added to the balance due on the C d the final payment is den.	
balance due to taxes and assessments will	Contract shall change if the inter-	when due. Buyer also shall pay to Seller on den ate changes or if the taxes and assessments cha en Buyer pays Seller for taxes and assessments imount will be added to the balance due on the d the final payment is due <u>AUGUST</u> 1	and any additional
1.3 The contract. When Seller parts	not be held in reserve by Seller wh	ate changes or if the taxes and see	y used to hal amounts which ma
TEHM OF CONTRACT This		Coller IOF ISYOP and	inge. The money paid by Purse
1.4 INTERECT AL	year Contract an	infount will be added to the balance due on the C d the final payment is due <u>AUGUST</u>	Contract
solvency of the Department of Vetorena in the	interest rate during the	August 1	
The initial annual interest	rs. The Seller may periodically and	d the final payment is due <u>August</u> Contract is variable; it cannot increase by more the ge the interest rate by Administrative Rule pursu	(month, day) 2009
1.5 PRF. PAV	. U percent per contany chan	ge the interest rate by Administrative Rule pursu nee due on the Contract at any time without pena partment of Veterans' Affairs at 700	an one (1) percent current
1.6 PLACE OF MENTS. Buyer may (	prepay all or any posting	- a dave hale pursu	ant to the provisions of ORS 407 275
unless Seller gives written net	Ments to call 19VIIA hor balar	Ce due on the Contract	
1.7 WARRANTY DEED	lake payments at some other place	epartment of Veterane Au	ilty.
encumbrances references to the Contract. Sel	ent of the total purchase price for the	S Allairs at 700 Summer S	treet, N.E., Salem Ora-
1.7 WARRANTY DEED. Upon paym conditions, and provisions of the Contract. Sel encumbrances referred to on page one of this ( SECTION 2. POSSESSION; MAINTENANCE 2.1 POSSESSION. Buyer shall be e Buyer will permit Seller and its access that the sector of the contract of the	Contract and the	approperty or suffered by Buyer after the date of the	
SECTION 2. POSSESSION MAN	ind mose placed upon the	property and Warranty Deed shall warrant	rformances by Buyer of the
2.1 POSSESSION, BUVE Shall		Buyer after the date of th	is Contract
(30) consecutive date	ntitled to possession of the propert	y from and after the date of the spectrum of the date of the spectrum of the property. Buyer shall not permit the pre-	
2.2 MAINTENNE	e property at reasonable times, to in	Spect the property date of this Contract In it	· · · · · · · · · · · · · · · · · · ·
and repair. Buyer shall not permit	all buildings other	by a state property. Buyer shall not permit the pre-	inderstood, and agreed, however that
2.1 POSSESSION. Buyer shall be e Buyer will permit Seller and its agents to enter th (30) consecutive days. 2.2 MAINTENANCE. Buyer shall keel and repair. Buyer shall not permit any waste or Seller. Except for domestic use, Buyer shall not p	removal of the improvements, i	and landscape now eview-	the vacant for more than thirty
COMPLIANCE MITT	and cutting or removal at	ally substantial impact	Cedionalis
contest in good faith any such read	the property is with all laws	Ordinances	s without the prior written consent of
autorifies applicable to the use or occupancy of contest in good faith any such requirements and w leopardized. SECTION 3. INSURANCE 3000000000000000000000000000000000000	ithhold compliance during an	uyer shall promotive makers, directions, rules, and or	thor written consent of Seller.
	opend - Proof	boing, including appropriate appendix, a	Iterations, and addition
MUPERTY DAMAGE INIG	e y " fore e lagere		Coner S Interest in the pre-
policettants required by Seller) on an	Buyer shall not and the	김 아파 위험 유민이가 가슴을 넣다.	
			en de la seconda de la seco Na seconda de la seconda de
surance in force, Seller may obtain incurrent	to Seller, Seller may may be	eller and Buyer, as their such insurance shall h	rage endorsements (and any other
	Cost IO (IA balance d	- ouver fails to da	abhear to avoid
	UCURIES OF Annu 1		
ceeds to pay all amounts due under the reasonabl	e cost of repair	operty shall be held by Seller. If Buyer choose	le to Seller on demand.
DCe due on the Court and which Buyer has not act	and shall pay the balance of the	I foss if Buyer fails to do so within fifteen (15) da the Contract. The insurance cost shall be payab perty shall be held by Seller. If Buyer chooses to tory to Seller. Upon satisfactory proof of restora re chooses not to restore the property. Seller sh	o restore the property, Buyer shall
3.2 APPLICATION OF PROCEEDS. All p air or replace the damaged or destroyed portion of ere from the insurance proceeds for the reasonabl sedes to pay all amounts due under this Contract, nee due on the Contract. TION 4. EMINENT DOMAIN	nmitted to the repair or restoration	urance proceeds to Buyer. Any proceeds to Buyer.	all keep a sufficient amount
Ver from the insurance proceeds for the reasonable ceeds to pay all amounts due under this Contract, s after their receipt, and which Buyer has not con nee due on the Contract. TRON 4. EMINENT DOMAIN If a condemning authority takes all or an		which is property, shall be used to pay first accru	have not been paid out within ten
ceeds to pay all amounts due under this Contract, s after their receipt, and which Buyer has not cor nee due on the Contract. TION 4. EMINENT DOMAIN If a condemning authority takes all or any port active interests in the property. Sale of the port	IOR of the	an an property, shall be used to pay first accruder of the pay first accruder of the property.	interest and then the principal
ION 5. SECURITY A ANT	y in lieu of coard-	Shell ohner t	
This instrument shall constitute a security agree ption of the property. Upon request of Seller, Buye statements at Buye's expense. Without further the terms of this Contract, Buyer shall, within three DN 6. DEFAULT	be tr	eated as a taking of the property	proportion to the ust
This instrument shall constitute a security agree ption of the property. Upon request of Seller, Buyd statements at Buyer's expense. Without further the terms of this Contract, Buyer shall, within thre DN 6. DEFAULT 6.1 EVENTS OF DEFAULT. Time is of the est (a) Failure of Buyer to put	ment within the meaning at the	iy,	values of their
statements at Buyer's expense. Without further the terms of this Contract, Buyer shall, within three <b>DN 6. DEFAULT</b> 6.1 EVENTS OF DEFAULT. Time is of the ess (a) Failure of Buyer to make any payme month period Sales	or shall execute any necessary finan	orm Commercial Code with respect to	
ON 6. DEFAULT	e (3) days of receive of	y at any time the new required by the training	nal property included within the
(a) Failure of D	BIR of this of this of the BONG	a construction bioparty :	and make it available to a
Month period o make any paym	ent whom 1051 10 aut A default sha	OCCULUDIO	Const.
(b) Failure of Buyer to perform any en	nt three (3) notices to Buver contice (	of default and no opportunity to	S:
receiving Notice of Default from Sal	ler obligation in this Contract in ad-	100 100 100 100 100 100 100 100	aired if during any twelve (re)
03544	Such Notice shall specify the na	ture of the default	ntract.
DWTRACT NO.			wittin thirty (30) days after
			and the second second
	<ul> <li>A statistic statistic statistics</li> </ul>		Page 2 of 5

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6.	2 80	ult, Seller may take any one or more of the following steps: tract, including interest, immediately due and payable:	
	A A A A A A A A A A A A A A A A A A A	ult. Seller may take any one or more of the following steps: tract, including interest, immediately due and payable; act by suit in equilation	-
107 (916 Jus	Construct the sentre balance due on the construction of the sentre balance due on the consentre balance due on the construction of the sentre balance due o	ult, Seller men ent	Calga
	(c) Foreclose this Contract by even the Con	tract, including interior of the form	
	<ul> <li>(c) Specifically enforce the terms of this Contract</li> <li>(d) Exercise the rights and remedies of a secure respect to any part of the predicts of a secure respect to any part of the predicts.</li> </ul>	Triane stitle and participation of the state	
	room rights and romanity Contra	act by suit in	75703
	(e) Choose to image of the property which and	ad party as provided by the Uniform Commercial Code. Seller may exercise these rights and ro nstitutes personal property in which Seller has a security interest. will not exceed five (5) cents per dollar of the payment in the event Buyer fails to make any pay nore days after Seller gives written notice to Buyer of Seller's intention to do se iccomplished prior to the time stated. At the end of the end of the security interest.	•••
	10 days after it is due	nstitutes personal property in Commercial Code	in straig
	(f) Declare this Contract to b	will not exceed five (5) cents per dollar of the payment in the event Buyer fails to make any pay nore days after Seller gives written notice to Buyer of Seller's intention to do so, unless the pa lear. Seller shall then be entitled to immediate possession of the property. All navment's rights a appointment of a receiver so	Photo: H
	then due under this Contract is (30) or n	nore drive and par dollar of the payment in the event	emedies with
part of the strategy of a	to Call and Case Without a	COmer I I I I I I I I I I I I I I I I I I I	
	(g) Appoint a receiver may be kept by Seller as	Annot exceed five (5) cents per dollar of the payment in the event Buyer fails to make any pay nore days after Seller gives written notice to Buyer of Seller's intention to do so, unless the pa iccomplished prior to the time stated. At the end of the thirty (30) days, all of Buyer's rights asonable rental of the property up to the time of default a due on the Contract. Any receiver as a matter of right. It does not matter whether or not the apparent point due not the session of all or any part of the property, the receiver may ement are property.	ment within
	the property exceeds the	as orable rental of the property and make necessary expenditures from the property and make necessary expenditures from the property and make necessary expenditures from the property.	erformance
	disqualify a person from serving	a appointment of a receiver as a matter of right. It does not matter whether or not the apparent of due on the Contract. Any receiver appointed may serve without bond. Employments previous ponduct business on the property and make necessary expenditures.	under this
	Use, operate, manage as a receiver, t	Upon taking page	usly made
- <u>-</u>	(ii) Collect in the receiver's in the	onduct businession of all or any part of the	
	and manage	ement are property and make	" value of Shall not
	(iii) Complete and	s, and profits from the pre-	a second second
	funds, employ construction in progress of	a due on the Contract. Any receiver as a matter of right, it does not matter whether or not the apparent point and the Contract. Any receiver appointed may serve without bond. Employments previous bonduct: business on the property and make necessary expenditures for all maintenal s, and profits from the property and apply such sums to the necessary expenses of use, op are insufficient to pay expenses, the receiver may borrow, from Seller and dvanced by Seller s.	nce and
	and revenues produced .	Changes in Schenses of use	
	this Ca	are insufficiations that construction	eration,
	be charged for	all be used for the average state state sector appropriate and state sector and the sector and t	h
(h)	demand.	Ivanced by Seller shall be	
	Elect to collect all rents, revenue	changes in plans and specifications that Seller deems appropriate. changes in plans and specifications that Seller deems appropriate. are insufficient to pay expenses, the receiver may borrow, from Seller or otherwise, such au all be used for the purposes stated in this paragraph. Repayment of such sums shall be accur dvanced by Seller shall bear interest at the same rate as the balance on this Contract. Interess rrowed or advanced until the amount is repaid. Any amount borrowed shall be paid by Buy ncome from the property. In the event of default and at any time hereafter. Seller may receiver may results.	INS as
	Buyer's richt to Buyer's richt to Buyer's richt to	Invived or advanced until the amount is repaid. Any amount of such sums shall be secure and profits (the "Income") from the property, whether due now or later. Prior to default, Buyer noome from the property. In the event of default and at any time hereafter, Seller may refer the income either through itself or a receiver. Seller may notify any tenar to endorse rent or fee checks in Buyer's name. Buyer also gives Seller namotify the seller name to Seller the second or other users to Seller in response to Seller's damo.	red by
	other user to make any first the income from the new	ncome from the property of the property of the property of the paid by Bin	t shali Pro-
	buyer's attorney in fact	Seller may collect us in the event of the due now or lots	
	Dayments	rectly to Seller. If the income either through itself and at any time hereafter of the and	may
	Collection and the is whether or not any	or endorse rent or fee checks in Du	voke
6.3 REMEL remedies.	DIES NONEYOL US	nds for the demand in response to Solitation Buyer also gives Solitation and the demand	itor
	Advised to the set of	Ind profits (the "Income") from the property, whether due now or later. Prior to default, Buyer necome from the property. In the event of default and at any time hereafter, Seller may collect the income either through itself or a receiver. Seller may collect me income is collected by Seller, then Buyer inrevocably designates Seale or other users to Seller in response to Seller's demand shall satisfy the obligation to negoti due from Buyer to Seller under this Contract. Shall not exclude any other remedies provided by law. They are in addition to any other suc- tor. Seller met, we	r as Inte
SECTION 7. SELLER'S	provided above	shall not an inder this Contract	the state
If Buyer fails to	THIGHT TO CURE	ct. Seller may, without notice, take any steps necessary to remedy such failure. Buyer shall by Seller shall not constitute a waiver of the default or any other right or remedy which Seller	or
reimburse Seller for all a	perform any obligation required at the	and by law. They are in addition to see an	29 <sup>3</sup>
may have on account of	Buyer's default	Ct. Setter	)
SECTION & WAR	-nu. Such action	by Seller chair without notice, take an	
Failure of the		onall not constitute a waiver of the data	
breach of any provision	arty at any time to a	and default or any other right or remote . Buyer shall	
s in statution of			1
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STATE OF OREGON Blama County of\_ , ) Personally appeared the above named. linus and acknowledged the foregoing Contract to be his (their) voluntary act and deed. 6.198 14577 0 WHITE HILL Before me: 2 My Commission Expires: Oregon /manual Ć SELLER: Director of Veterans' Affairs B we STATE OF OREGON Gwen Ulrey Manager, County of\_ Loan Deschutes recessing Center Personally appeared, the above named <u>Gwen U1 rey</u> and, being first duly awken, did say that he (she) is duly authorized to sign the foregoing Contract on behalf of the Department of Veterans' Affairs by Before me: £ My Commission Expires: 08-29.86 FOR COUNTY RECORDING INFORMATION ONLY Notary Public For Oregon CONTRACT OF SALE STATE OF OREGON, ) County of Klamath ) Filed for record at request of on this 22 day of August A.D. 19 84 3:59 at o'clock Ρ recorded in Vol. M84 M, and duly 14573 Deeds Page EVELYN BIEHN, County Clerk By 20.00 Deputy Fee AFTER RECORDING, RETURN TO: Dept. of Veterans' Affairs Bend OR 97701 C03544 CONTRACT NO. Page 5 of 5