

AGREEMENT FOR SALE OF REAL ESTATE

Vol. 1000 Page 1000

THIS AGREEMENT, made this 20 day of August, 1984
 BETWEEN FLOYD P. WARICK AND LORI ANN WARICK, whose address is
 (or principal place of business is) 4741 Hedgemore Dr. Apt. 4-P Charlotte, N.C. 28209

AND W.V. Tropp Realvest Inc., whose address is
 (or principal place of business is) 438 Sycamore Road Santa Monica, Cal. 90402

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:

Lot 41, Block 31, Nimrod River Park 4th. Addition
Klamath County, Oregon

A. Cash Price		\$ <u>1500.00</u>
B. Less: Present Cash Down Payment	\$ <u>300.00</u>	
C. Deferred Cash Down Payment	\$ _____	
(Due on or before <u>19</u>)		
D. Trade-in	\$ _____	
E. Total Down Payment	\$ _____	
F. Unpaid Balance of Cash Price - Amount Financed		\$ <u>300.00</u>
G. FINANCE CHARGE (Interest Only)		\$ <u>1200.00</u>
H. ANNUAL PERCENTAGE RATE <u>9</u> %		\$ <u>358.08</u>
I. Deferred Payment Price (A + G)		\$ <u>1858.08</u>
J. Total of Payments (F + G)		\$ <u>1558.08</u>

The "Total of Payments" is payable by Buyer to Seller in approximately 72 monthly installments of Twenty one and 64/100 Dollars (\$ 21.64), each, due on 9-15, 1984 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 August 20, 1984. Such payments shall be made in lawful money of the United States. Buyer may make prepayments.

Taxes for Current Year and all subsequent taxes are to be paid by Buyer and he shall agree to pay all assessments levied subsequent to date hereof: Seller agrees at Buyers expense and request to escrow property and to issue note and deed of trust. Title Insurance to be paid by Buyer.

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.

Seller and Buyer agree at Buyers expense to place Contract and Warrenty deed in Holding escrow at Klamath County Title Company.

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

W.V. Tropp Realvest Inc

Floyd P. Warick
 Seller
Lori Ann Warick
 Seller

RECORD AND RETURN TO BUYER AT THE ABOVE ADDRESS

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 29th day of August A.D., 1984 at 2:00 o'clock P M, and duly recorded in Vol M84, of Deeds on page 15000.

EVELYN BIEHN, COUNTY CLERK

by: Ann Smith Deputy

Index: \$1.00
 Fee: \$4.00