

AGREEMENT FOR SALE OF REAL ESTATE

42798

Vol. M84 Page 18671

THIS AGREEMENT, made this 10th day of October, 1984
 BETWEEN DOROTHY M. ALDRIDGE AND DOROTHY S. HUFFMAN, whose address is
 (name)
Box 418 Laytonville Cal. 95454
 (or principal place of business is)

AND Realvest Inc., whose address is
 (name)
438 Sycamore road, Santa Monica, Cal. 90402
 (or principal place of business is)

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 20, Block 45, Nimrod River Park 4th. Addition,
Klamath County, Oregon.

| | | |
|---|------------------|------------------|
| B. Less: Present Cash Down Payment | \$ <u>500.00</u> | |
| C. Deferred Cash Down Payment | \$ _____ | |
| (Due on or before <u>19</u>) | | |
| D. Trade-in | \$ _____ | |
| E. Total Down Payment | \$ <u>500.00</u> | \$ <u>500.00</u> |
| F. Unpaid Balance of Cash Price - Amount Financed | | \$ <u>400.00</u> |
| G. FINANCE CHARGE (Interest Only) | | \$ <u>38.72</u> |
| H. ANNUAL PERCENTAGE RATE <u>9</u> % | | |
| I. Deferred Payment Price (A + G) | | \$ <u>938.72</u> |
| J. Total of Payments (F + G) | | \$ <u>438.72</u> |

The "Total of Payments" is payable by Buyer to Seller in approximately 24 monthly installments of
Eighteen and 28/100 Dollars (\$ 18.28), each, due on 15, 1984

and a like amount due on the Fifteenth day of each and every calendar month thereafter, until paid in full. The FINANCE CHARGE applies on all deferred payments from November 15, 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 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.

X Dorothy M. Aldridge
 Seller
 X Dorothy S. Huffman
 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 1st day of November A.D., 1984 at 11:38 o'clock A M, and duly recorded in Vol M84, of Deeds on page 18671.

EVELYN BIEHN, COUNTY CLERK

Fee: \$ 4.00 Index: \$1.00

by: Pam Smith, Deputy