HIS AGREEMENT, made this	95454 , whose address is ta Monica, Cal. 90402
cr principal place of business is) Box 418 Laytonville Cal. er principal place of business is) Box 418 Laytonville Cal. WINE Realvest Inc. (name) (or principal place of business is) 438 Sycamore road, Sant. hereafter designated as "Buyer." 438 Sycamore road, Sant. wirmESS: That Seller, in consideration of covenants and agreements hereinafter combary the following described real property: Lot 20, Block 45, Nimrod Rive K lamath County, Oregon. B. Less: Present Cash Down Payment \$ 500.00 C. Deferred Cash Down Payment \$ 500.00 C. Deferred Cash Down Payment \$ 500.00 F. Intal Down Payment \$ 500.00 F. Total Down Payment \$ 500.00 F. Unpaid Balance of Cash Price - Amount Financed \$ FINANCE CHARGE (Interest Only) H. AMNUAL PERCENTAGE RATE _9 % \$ 24 L of Payments' is payable by Buyer to Seller in approximately 24 Eighteen and 28/100	95454
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The "Total of Payments" is payable by Buyer to Seller in approximately Eighteen and 28/100 and a like amount due on the <u>Fifteenth</u> day of each and every calence applies on all deferred payments from <u>November 15</u> , 19	Dollars (\$ 18.28, each, due on 15, 19, 84
and a like amount due on the <u>Fifteenth</u> day of each and every calence applies on all deferred payments from <u>November 15</u> , 19_	Dollars (\$], each, due on, 19
subsequent to date hereof: I ler agrees at Buyers expense and request sue note and deed of trust. Title Insuran T IS UNDERSTOOD AND AGREED that time is of the essence of this contract and sh nay at his option cancel this contract and be released from all obligations in law and se deemed to have waiwed all rights thereto and all moneys therefore paid und exection of this Agreement and for the rental of premises. Notwithstanding the foreg ess than 45 days after having mailed written notice to Buyer's address of his intent t	nce to be paid by Buyer. should Buyer fail to comply with the terms hereof, then Selfe in equity to convey said property, and Buyer shall thereupo der, this contract shall be deemed payments to seller for the going, Seller shall not cancel any delinquent contract until no
in which to cure any default. SELLER, on receiving full payments at the times and in the manner herein provided, rested in Buyer free of encumbrances, except subject to easements of record, rights exceptions of record, and to record, and to excute and deliver to Buyer a good and sut ler and Buyer agree at Buyers expense to p Holding escrow at Klamath County Title Com IN WITNESS WHERED, said parties have hereupte attice their signatures the day an	ts of way, covenants, conditions, reservations, restrictions, an ufficient deed to the premises herein described. place Contract and Warrenty de mpany.
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W.V. Tropp Realvest Inc.	Seller <u>nothy</u> S. Huffman Selver DDRESS
TE OF OREGON: COUNTY OF KLAMATH:ss hereby certify that the within instrument ord on the <u>lst</u> day of <u>November</u> A.D., d duly recorded in Vol <u>M84</u> , of <u>I</u>	was received and filed for , 1984 at 11:38 o'clock A Deeds on page 186

St. 12. 40