

SE 10254

AGREEMENT FOR SALE OF REAL ESTATE

THIS AGREEMENT, made this 12 day of October, 1984, between
Realvest Inc. whose principal place of business is
438 Sycamore Road, Santa Monica, Cal. 90402 hereinafter design-

ated as SELLER, and:
BRIAN DEXANSON whose principal place of business is
342 Mesa Lane, Santa Barbara, Cal. 93109

hereinafter designated as BUYER:
 WITNESS: That SELLER in consideration of the covenants and agreements
 hereinafter contained, agrees to sell and convey to BUYER and BUYER
 agrees to purchase the following described real property:

1.5 ACRES M/L BEING PARCEL 41, BLOCK 31,
 NIMROD RIVER PARK, A14 ADDITION, Klamath
 COUNTY, OREGON

IN CONSIDERATION therefore, BUYER agrees to pay to SELLER the sum of
Eight Thousand Five Hundred and 00/100 DOLLARS
 (\$8500.00), lawful money of the United States, in the manner set

below:
 (1) Upon execution and delivery of this Agreement, BUYER shall pay
 to SELLER the sum of Ninety Four and 00/100

DOLLARS, (\$ 94.00) receipt of which is hereby acknowledged.

(2) The further sum of _____, 1984,
 DOLLARS (\$ _____) on the _____ day of _____

(3) And the balance of Eight Thousand Four Hundred Six and 00/100 DOLLARS (\$ 8406.00) at 12 percent simple interest to be paid in
240 monthly installments of \$ 93.75 or more beginning the 15
 day of November, 1984, and on the 15 day of each month

thereafter until paid in full.

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

SELLER

BUYER

1. Taxes which accrue during the year of purchase by BUYER shall be prorated as of the date of execution of this Agreement. Thereafter, BUYER shall pay all subsequent taxes and all assessments levied subsequent to date of this Agreement.

2. BUYER shall have no right to cut or harvest any trees from the property excepting for his personal use until such time as the property is paid in full.

3. BUYER shall construct no buildings upon the property that do not conform to applicable health and building codes of Klamath County, Oregon.

4. BUYER will allow no public nuisances to be created upon the property and will not allow the property to become unsightly.

5. 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, 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 monies paid under this contract shall be deemed as payments to SELLER for the execution of this Agreement and for the rental of the premises.

6. SELLER, ten months from date of this Agreement, at the times and in the manner described, agrees at BUYER'S expense, to deliver a policy of title insurance, excepting; SELLER reserves all oil, gas and other hydrocarbon substances lying in, under or upon said property.

7. At BUYER'S request, SELLER will issue to BUYER, his heirs and assigns, ten months subsequent to the date of this Agreement, a Grant Deed secured by a Note and Deed of Trust to the subsequent property, provided that BUYER has adhered to all of the terms and conditions of this Agreement.

8. BUYER agrees to pay one-half (1/2) monthly collection fee on each installment.

9. A late charge of 10% of monthly payment will be charged for any payment not received ten days late.

STATE OF OREGON: COUNTY OF KLAMATH: ss

I hereby certify that the within instrument was received and filed for record on the 19th day of December, A.D. 1984 at 2:39 o'clock P.M., and duly recorded in Vol. 184, of Deeds, on page 21131.

Fee: \$ 9.00

EVELYN BIEHN, COUNTY CLERK

by: *[Signature]*, Deputy