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AGREEMENT
of
SALE

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THIS AGREEMENT, made and entered into this 8 day of December, 1984, between LAND HERITAGE CORPORATION, with principal office at Pacific Trade Center, Suite 938, Honolulu, Hawaii 96813 hereinafter called Seller, and PETAL R. RBOS, A SINGLE MAN hereinafter called Buyer.

WITNESSETH, that the Seller, in consideration of the payments to be made by the Buyer and the conditions and covenants to be kept and performed by him, as hereinafter set forth, agrees to sell and the Buyer agrees to buy, the real property:

Lot 15 in Block 1 Latakomie Shores Subdivision in the County of Klamath, State of Oregon, as shown on the Map filed on September 6, 1967 in volume 17, page 1 of Maps in the office of the County Recorder of said County, said Conveyance shall be made subject to all conditions, covenants, restrictions, reservations, easements right and rights of way of record and specifically the covenants, conditions and restrictions set forth in that certain Declarations of Restrictions recorded on September 12, 1968 in Volume M68 of deeds on Pages 8257-8263 of Official Records and any subsequent amendments thereto as recorded in Official Records of said county, all of which are incorporated herein reference thereto with the same effect as though said Declarations were fully set forth herein.

SUBJECT TO: Covenants, conditions and restrictions of record.

for the sum of SEVEN THOUSAND FIVE HUNDRED Dollars, in lawful money of the United States of America and the Buyer, in consideration of the premises, promises and agrees to pay the Seller the aforesaid sum of money, for all of said real property, as follows, to wit:

THREE HUNDRED FIFTY Dollars upon the execution and delivery hereof, the receipt whereof is hereby acknowledged, and the balance of

SEVEN THOUSAND ONE HUNDRED FIFTY Dollars in installments, including interest on all unpaid principal from date hereof until date of payment at the rate of eight (8) per centum per annum. The first installment of NINETY FOUR AND 50/100 Dollars or more, to be paid FEBRUARY 5, 1985, and a like amount, or more shall be paid on the same day of each month thereafter until the balance of principal and interest has been paid in full. The amount of the final payment, however, shall be the total of the principal and interest then due. All payments to be made by the Buyer and shall be paid with lawful money of the United States of America.

IN ADDITION IT IS AGREED AS FOLLOWS, TO WIT:

- (a) Possession shall be delivered to the Buyer upon the execution and delivery of this agreement, unless otherwise provided herein.
- (b) The Buyer shall pay all taxes and assessments from date hereof and assessed and levied against said property hereafter, unless otherwise specified herein.
- (c) The Seller on receiving payment of all amounts of money mentioned herein shall execute a grant deed for said property in favor of said Buyer and shall deliver said deed to said Buyer. As of the date of delivery of deed the Seller shall supply the Buyer with a Policy of Title Insurance or Certificate of Title, to be issued by a reliable title company, which shall show the title to said property to be merchantable and free from taxes, assessments, liens and encumbrances, except such thereof as are set forth herein and such thereof as may be suffered or created hereafter by the Buyer. The Buyer shall pay for said evidence of title unless otherwise set forth herein.
- (d) Should the Buyer fail to make said payments or any thereof when due or fail to comply with the conditions, covenants and agreements set forth herein, the amounts paid hereon may be retained by the Seller as the consideration for making this agreement and thereupon the Seller shall be released from all obligation in law or equity

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to convey said property and any occupancy of said property thereafter by said Buyer shall be deemed to be and be a tenancy at the pleasure of the Seller and said Buyer shall never acquire and expressly waives any and all rights or claims of title because of such possession.

(e) Should the Seller sue the Buyer to enforce this agreement or any of its terms, the Buyer shall pay a reasonable attorney fee and all expenses in connection therewith.

(f) The Seller reserves the right to deliver the deed, at any time during the term hereof, and the Buyer, in lieu of this agreement, shall execute and deliver to said Seller, or his nominee, a note for all amounts of money then unpaid and said note shall be secured by a Deed of Trust on said property and said Buyer shall likewise execute and deliver said Deed of Trust concurrently with the delivery of said note.

(g) The waiver by the Seller of any covenant, condition or agreement herein contained shall not vitiate the same or any other covenant, condition or agreement contained herein and the terms, conditions, covenants and agreements set forth herein shall apply to and bind the heirs, successors, and assigns of each of the parties hereto. Time is the essence of this agreement.

(h) All words used in this agreement, including the words Buyer and Seller, shall be construed to include the plural as well as the singular number and words used herein in the present tense shall include the future as well as the present and words used in the masculine gender shall include the feminine and neuter.

Buyer Peter R. Ebo Seller Robert R. Cloutier
L.C. P.R.E. L.C. P.R.E.

Grantor's Name and Address
Land Heritage Corporation
Pacific Tower, Suite 938
1001 Bishop Street
Honolulu, HI 96813

By Peter R. Ebo

By Robert R. Cloutier

Grantees' Name and Address
Peter R. Ebo
1429 Kam IV Road
Honolulu, HI 98819

Seller Robert R. Cloutier
L.C. P.R.E. L.C. P.R.E.

X Robert R. Cloutier
Robert R. Cloutier

X Sidney A. Newhold
Sidney A. Newhold

After recording, return to:
Grantor

Until a change is requested, all
tax statements shall be sent to:
Grantor

STATE OF OREGON,
County of Klamath)

Filed for record at request of

on this 20th day of February, A.D. 19 85

at 11:29 o'clock A M, and duly

recorded in Vol. M85 of Deeds

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EVELYN BIEHN, County Clerk

By Don Smith Deputy

Fee 9.00

Conform 50