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DUDCHASE PRICE: PAYMENT	822728,000.00	, as the total purc	hase price for the
	2 TO TOASTHOD		an a
property.	ase price shall be paid as follows: from Buyer, as down payment	t on the purchase price.	e completed by the
1.2 PAYMENT OF TOTAL PURCHASE PRICE. Intercent intercent of the sum of \$	which amount constitutes the fair marke	ordance with the Property Impro	
Buyer shall be given credit to Comments of ORS Buyer. These improvements shall be made to satisfy the provisions of ORS Form 590-M, signed this date.	00 shall be paid in	payments beginning on	the first day of-
The balance due on the Contract of \$ <u>20,000</u>	hents shall be \$ 194.00	each, including interest. In add er on demand any additional an	nounts which may be
		ments change. The money paid	by Buyer to Seller for e subtracted from the
necessary for payment of the tank	prest rate changes of it the taxoo and	mente that navment will be	2005
the payment of taxes and associate the pays the taxes or assessments balance due on the Contract. When Seller pays the taxes or assessments balance due on the Contract. This is a <u>20</u> year Contract <u>20</u>	tract and the final payment is dueMar	(month, day)	(year)
1.4 INTEREST RATE. The annual interest rate during the term solvency of the Department of Veterans' Affairs. The Seller may periodic			ins of ORS 407.375 (4).
The initial annual interest rate shall be because percent part of the state	of the balance due on the Contract at any time	e without penalty. 700 Summer Street, N.E., Salen	m, Oregon 97310-1201.
1.6 PLACE OF PAYMENTS. All payments to Selici characteristics of the selicity	other place.	Contract and performances by I	cept for those liens and
conditions, and provisions of the Conduct this Contract and those place encumbrances referred to on page one of this Contract and those place	ed upon the property of states of the state	aste sectores en	t have that
SECTION 2. POSSESSION; MAINTENANCE	of the property from and after the date of thi	his Contract. It is understood, and in the premises to be ville of the premises to be	vacant for more than thirty
Buyer will permit Seller and its agents to change and the seller and its agents to change and the seller and th	improvements, and landscape now existing, o	or which shall be placed on the p ements or alterations without th	he prior written consent of
and repair. Buyer shall not permit dury chall not permit the cutting or	r removal of any troop, the	ractions, rules, and other require	ements of all goromay
2.3 COMPLIANCE WITH Data Solution of the property. In the authorities applicable to the use or occupancy of the property. In the use of actual table and	his compliance, buyer shar promining appropriate e during any proceeding, including appropriate	te appeals; so long as Seller 5 m	
contest in good raint uny contest in good ra	these policies of fire insurance with sta	tandard extended coverage en	dorsements (and any other amount sufficient to avoid
endorsements required by Sener on an aurance shall be made wi	ith loss payable to octate the sit Buyer fails to do	o so within fifteen (15) days of th	coller on demand.
In the event of loss, Buyer shall give insurance, and add the cost to insurance in force, Seller may obtain insurance, and add the cost to	to the balance on the property shall be held by S	Seller. If Buyer chooses to resto victory proof of restoration, S	Seller shall pay or reimburse
3.2 APPLICATION OF Prior And Prior And Prior And Prior Pr	by in a manner substactory to a manner substactory to air or restoration. If Buyer chooses not to rester by the balance of the insurance proceeds to Bu he repair or restoration of the property, shall	tore the property. Seller sharks Buyer. Any proceeds which have I be used to pay first accrued in	e not been paid out within 180 Interest and then the principal
balance due on the openant		condemnation proceeds in pro	oportion to the values of their
SECTION 5. SECURITY AGHEEMENT	hin the meaning of the Uniform Commercial O	a the form required by the Unifor	rm Commercial Code and sha icing statements. Upon defaul and make it available to Seller
file the statements at boyst and buyer shall, within three (3) day	Orecon Veteral Automation		
SECTION 6. DEFAULT	of this Contract. A default shall occur under a	opportunity to cure shall be re	equired if during any twelve (12
(a) Failure of Buyer to make any pays	ee (3) notices to Buyer concerning non pay	ent. Buyer must perform obliga	ation within thirty (30) days aft
(b) Failure of Buyer to perform any other of receiving Notice of Default from Seller. S	bligation in this Contract in addition to payment Such Notice shall specify the nature of the def		Page 2 of
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CONTRACT NO.

Page 2 of 5

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6.2 REI	MEDIES ON DEFAULT In the event of a default Cause
10 204 dos 450 (8)	MEDIES ON DEFAULT. In the event of a default, Seller may take any one or more of the following steps: 6834 Y3H00T7A ON 31009 2000 3
tan ing dia 196 (b)n	Daclare the entire balance due on the Contract, including interest, immediately due and payable;
(c)	Foreclose this Contract by suit in equity: Share which are a start and in the suit and payable; a start and by suit in equity: Specifically enforce the terms of this Contract by suit in equity;
(d)	
	Exercise the rights and remedies of a secured party as provided by the Uniform Commercial Code. Seller may exercise these rights and remedies with respect to any part of the property which constitutes personal property in which Seller has a security interest.
(e)	Choose to impose a late charge. The charge will not exceed five for which Seller has a security interest.
	Choose to impose a late charge. The charge will not exceed five (5) cents per dollar of the payment in the event Buyer fails to make any payment within 10 days after it is due.
(f)	Declare this Contract to be void thirty (20) as we as the second
	then due under this Contract is tendered or accomplished prior to the time stated. At the end of the thirty (30) days, all of Buyer's rights under this Contract shall cease without further act by Seller. Seller shall then be entitled to immediate possession of the tendered or seller shall then be entitled to immediate possession of the tendered or the this
يتهور وجاريته الالاران	to delice by duyer may be kept by Seller as reasonable restat of the
(g).	Appoint a receiver. Spiler shall be optited to the
4	Appoint a receiver. Seller shall be entitled to the appointment of a receiver as a matter of right. It does not matter whether or not the apparent value of the property exceeds the amount of the balance due on the Contract. Any receiver appointed may serve without bond. Employment by Seller shall not disqualify a person from serving as a receiver. Upon taking possession of all or any part of the property without bond.
Notice of Ar	asquairy a person from serving as a receiver. Upon taking analysis of the williout bond, Employment by Seller shall not
	(i) Use, operate, manage, control, and conduct business on the property and make necessary expenditures for all maintenance and improvements that in the receiver's judgement are proper;
	improvements that in the receiver's judgement are property and make necessary expenditures for all maintenance and (ii) Collect all rents revenues income to a property and the structure to the
و الج الرفية فالمار ال	and management.
an a	(III) and Complete any construction in progress on the vestion in the second states and the state whether a second
e e e e cara e e	funds, employ contractors, and make any changes in plane and as option. To complete that construction, receiver may pay all bills, borrow
	If the revenues produced by the property are larger than the start outer deems appropriate.
	receiver deems necessary. These sums shall be used for the purposes stated in this paragraph. Repayment of such sums shall be secured by the purposes stated in this paragraph. Repayment of such sums shall be secured by being and the purpose stated are rate as the being secured by the purpose stated are rate as the being secured
	uns contract. Amounts borrowed from or advanced to a
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(h)	CIECT TO COllect all rents revenues income themes in
	operate and manage the property and collect the income in from the property, whether due now or later. Prior to default, Buyer may Buyer's right to collect the Income from the property. In the event of default and at any time hereafter, Seller may revoke other uses to make any content of the income inter the income either through the formation of the selfer.
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	polymonia did inade, whether or not not not not not not the state of t
	connection and the barance (if any) to payment of sums due from Buyer to Sales
6.3 REMEI remedies.	DIES NONEXCLUSIVE. The remedies provided above shall not exclude any other remedies provided by law. They are in addition to any other such
	any start remeases provided by law. They are in addition to any other such

SECTION 7. SELLER'S RIGHT TO CURE

If Buyer fails to perform any obligation required of it under this Contract, Seller may, without notice, take any steps necessary to remedy such failure. Buyer shall reimburse Seller for all amounts expended in so doing on demand. Such action by Seller shall not constitute a waiver of the default or any other right or remedy which Seller

SECTION 8. WAIVER

Failure of either party at any time to require performance of any provision of this Contract shall not limit the party's right to enforce the provision. If a party waives a breach of any provision of this Contract, the waiver applies only to that specific breach. It does not apply to the provision itself.

SECTION 9. INDEMNIFICATION

Buyer shall forever defend, indemnify, and hold Seller harmless from any claim, loss, or liability arising out of or in any way connected with Buyer's possession or use of the property: Buyer's conduct with respect to the property; or any condition of the property: In the event of any litigation or proceeding brought against Seller and arising: out of or in any way connected with any of the above events or claims, against which Buyer agrees to defend Seller, Buyer shall, upon notice from Seller, vigorously resist and defend such actions or proceedings through legal counsel reasonably satisfactory to Seller. 200.2462.01

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SECTION 10. SUCCESSOR INTERESTS

This Contract shall be binding upon and for the benefit of the parties, their successors, and assigns. But no interest of Buyer shall be assigned, subcontracted, or otherwise transferred, voluntarily or involuntarily, without the prior written consent of Seller. Consent by Seller to one transfer shall not constitute consent to other transfers

rer of this section. As a condition to such consent, Seller may increase the interest rate under this Contract from the date of the transfer. Any increase in the interest rate under this Contract shall entitle the Seller to increase monthly payments. Monthly payments may be increased to the amount necessary to retire the obligation within the time provided for in Section 1, 1.3, in this Contract. Any attempted assignment in violation of this provision shall be void and of no effect with respect to Seller. Buyer hereby waives notice of and consent to any and all extensions and modifications of this Contract granted by Seller. Any other person at any time obligated for the performance of the terms of this Contract also hereby waives such notice and consent. Any such extensions or modifications will not in any way release, discharge, or otherwise affect the liability of any EXevolovski

SECTION 11. TRANSFER FEE

If any interest of the Buyer under this Contract is assigned, subcontracted, or otherwise transferred, a fee to cover administrative costs will be immediately due and payable to Seller. The amount of the fee shall be prescribed by Seller's duly adopted Oregon Administrative Rule 274-20-440.

SECTION 12. NOTICE

Any notice under this Contract shall be in writing and shall be effective when actually delivered in person or ten (10) days after being deposited in the U.S. mail, postage prepaid and addressed to the party at the address stated in this Contract or such other address as either party may designate by written notice to the other.

SECTION IS COSTS AND ATTORNEY FEES DOUT OF WOLD THAT TO BID THE UNIT UNDER THE BID STORE TO MOVE AT A TOTAL OF Events may occur that would cause Seller or Buyer to take some action, judicial or otherwise, to enforce or interpret terms of this Contract. Should such actions be Events may occur that would cause center or eaver to take some action, judicar or otherwise, to enforce or interpret terms or ous contract. Should such actions be taken, the prevailing party shall be entitled to recover from the other party all expenses reasonably incurred in taking such action. Such expenses shall include, but are not ners assemes per relign admit reserves and the standard mannet. Cost of searching records, the standard mannet of the Allen of the all controls and and a controls The second Cost of surveyors' reports,
 Cost of foreclosure reports, whether incurred in a suit or action, in an appeal from a judgement or decree therein, or in connection with nonjudicial action. SECTION 14. SURVIVAL OF COVENANTS n general van men men folgere volgene volgen generalen van men formen. Die van den men men folgere volgen van de sere formen de men formen van de sere volgen. Any covenants, the full performance of which is not required prior to the closing or final payment of the purchase price, shall survive the closing and the final payment of the purchase price. Such covenants shall be fully enforceable thereafter in accordance with their terms. Section 15. Governing Law; SEVERABILITY, and backed to tend on the contained with their terms, which to tend to the section of This Contract shall be governed by the laws of the State of Oregon. In the event that any provision or clause of this Contract conflicts with applicable law, such conflict shall not affect any other provision and, to this end, the provisions of this Contract are severable. Explanation of the severable is a severable in the severable in the severable is a severable in the severab SECTION 16. REPRESENTATIONS; CONDITION OF PROPERTY) - effective over a Buyer accepts the land, buildings, improvements, and all other aspects of the property, and any personal property sold under this Contract, in their present condition, Buyer accepts the land, buildings, improvements, and an other aspects of the property, and any personal property sold brider this contract, in their present conductor, as SIS. Present condition includes latent defects, without any representations or warranties, expressed or implied, unless they are expressly set forth in this Contract or are in AS is, Present condition includes latent detects, without any representations or warranties, expressed or implied, unless they are expressly set for in the sources of the than Seller, the applicable zoning, building, housing, and other regulatory ordinances writing signed by Seller. Buyer agrees that buyer has ascertained, from sources other than Seller, the applicable zoning, building, housing, and other regulatory orbitalices and laws. Buyer also agrees to accept the property with full awareness of these ordinances and laws as they may affect the present use or any intended future use of the the second second will be be open when the second "Subject to the right of redemption arising from a Decree of Foreclosure in Case Number 84-2CV in the Circuit Court of the State of Oregon for the County of Klamath. Said In the case of such redemption, seller shall refund buyer the purchase price, plus interest at the rate of 6.2% per annum. This amount will be reduced by \$255 per month as a reasonable rental for the use of the property. are recto var or dore na mate a art, wat va net avid endarman ideo freshallaro formene worde beb demo adhamen env and sola and strand an ender a second data with oth control way without only of the second second second and a Solar second and second and second and second and with a second second second second second second second and s Solar second s Stand on the the placese of sources Atoma anomale n ang sergen dal na Add yang yang yang it nya ang ang tina ang kang tina ang kang sina tina. THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT, A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES. This document is the entire, final, and complete agreement of the parties pertaining to the sale and purchase of the property. The document supersedes and replaces all prior or existing written and oral agreements (including any sale or earnest money agreement) between the parties or their IN WITNESS WHEREOF, the parties have caused this Contract to be executed in duplicate as of the first day and year above written: In the (21 sector) and the systematic stratic stratic set y interview and a set of sector bases are not experiment. 1-322 ¹⁰ Teola unit anno esta contra general unit à la contra en la contra esta accitación. BUYER(S): 10 Sector en la contra de la contra de la contra de la contra esta esta contra esta contra esta del la contra esta del la contra de la contra del la con and the desting the rest of the second s William K. Glodowski States at eactors (and) and water contraction of balance web energy of been enough out out of the และการประการการการการทุกษร (มระการโรก การโรก การโหวการที่การที่ได้ไม่ได้ สะกัดสารการการให้เหาไทรการการการการการ A 19-12332 C04301 CONTRACT NO.

STATE OF OREGON)	2962
County of Klamath) 53) <u>February 27 1985</u>	
	Villiam K. Glodowski	
and acknowledged the foregoing Contract to	be his (their) voluntary act and deed.	
1. St.	touther Maria	
Multillition and the		blic For Oregon
	My Commission Expires: 8/27/87	
NOTARY		
	SELLER: Director of Veterans' Affairs	
	By Fred Blanchfield	
E OF COUNT	Fred Blanchfield <i>U</i> Manager, Loan Servicing Ce	nter
(Application)	Title	
STATE OF OREGON Deschutes	ss February 15 19 ⁸⁵	
County of	Fred Blanchfield	Affaire hy
Personally appeared the above named and, being first duly sworn, did say that he	Fred Blanchfield (she) is duly authorized to sign the foregoing Contract on behalf of the Department of Ve	terans Analis by
authority of its Director.	$n \cap On$	
	Before me:	
	My Commission Expires: 10-21-83	Public For Oregon
PUBLICS		
	CONTRACT OF SALE	
FOR COUNTY RECORDING INFORMA	TION ONLY	
	STATE OF OREGON,)	
	County of Klamath) Filed for record at request of	
	on this_27thday of February A.D. 19_85	
	at 2:29 o'clock P M, and duly	
	recorded in Vol. <u>M85</u> of <u>Deeds</u>	
	Page2958 EVELYN BIEHN, County Clerk	
a de la construcción de la constru La construcción de la construcción d	By Thom Any The Deputy	
	5 21.00	
		-

AFTER RECORDING, RETURN TO:

CO4301 CONTRACT NO.

DEPARTMENT OF VETERANS' AFFAIRS 155 NE REVERE AVENUE BEND, OREGON 97701

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