

48010 AGREEMENT FOR SALE OF REAL ESTATE

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THIS AGREEMENT, made this 10TH day of APRIL, 1985

BETWEEN ARTHUR W. COLLINS AND KAY M. COLLINS (name), whose address is
(or principal place of business is) 3834 MEADOW LANE COLORADO SPRINGS, COLO. 80907

AND REALVEST INC. 438 SYCAMORE ROAD, SANTA MONICA, CAL. 90402
(or principal place of business is) 438 SYCAMORE ROAD, SANTA MONICA, CAL. 90402

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 15, BLOCK 17, KLAMATH FALLS FOREST ESTATES
UNIT 1, KLAMATH COUNTY, OREGON.

A.	Cash Price		
B.	Less: Present Cash Down Payment	\$ <u>250.00</u>	\$ <u>2500.00</u>
C.	Deferred Cash Down Payment	\$ _____	
	(Due on or before <u>19</u>)		
D.	Trade-in	\$ _____	
E.	Total Down Payment	\$ <u>250.00</u>	
F.	Unpaid Balance of Cash Price - Amount Financed		\$ <u>250.00</u>
G.	FINANCE CHARGE (Interest Only)		\$ <u>2250.00</u>
H.	ANNUAL PERCENTAGE RATE <u>9</u> %		\$ <u>671.76</u>
I.	Deferred Payment Price (A + G)		
J.	Total of Payments (F + G)		\$ <u>3171.76</u>
			\$ <u>2921.76</u>

The "Total of Payments" is payable by Buyer to Seller in approximately 72 monthly installments of
FORTY AND 58/100 Dollars (\$40.58), each, due on 15, 19 85
and a like amount due on the 15 day of each and every calendar month thereafter, until paid in full. The FINANCE CHARGE
applies on all deferred payments from JUNE 15, 1985, 19 85. Such payments shall be made in lawful money of the
United States. Buyer may make prepayments.

Taxes for 1985/1986 and all subsequent taxes are to be paid by Buyer and he shall agree to pay all assessments levied
subsequent to date hereof: Buyer to pay prorata share of current years taxes only from date of
agreement. Seller and buyer agree at Buyers expense to place Contract and Warranty Deed
in Holding Escrow at Klamath County Title Company. Seller agrees at Buyers expense and request
to issue note and deed of trust on the above property by separate parcel or all.
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 record, and to execute and deliver to Buyer a good and sufficient deed to the premises herein described.
Buyer and Seller agree that Buyer may go ahead and pay unpaid taxes, if any, and deduct
amount paid from the principal balance.

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

W. V. TRUPP REALVEST INC.

Arthur W. Collins
ARTHUR W. COLLINS

Kay M. Collins
KAY M. COLLINS

RECORD AND RETURN TO BUYER AT ABOVE ADD.

STATE OF OREGON: COUNTY OF KLAMATH:ss
I hereby certify that the within instrument was received and filed for
record on the 22nd day of April A.D., 19 85 at 2:53 o'clock P M,
and duly recorded in Vol M85 of 4 Deeds. on page 5800

Fee: \$ 5.00

EVELYN BIEHN, COUNTY CLERK

by: Pat Smith, Deputy