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	SECTION 1. PURCHASS PRICE PAYMENT
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	n an
on the terms and conditions set	forth below, Seller agrees to sell and Buyer agrees to buy the following described real
property (the property).	- An
The SINWA and the NISW	A Section 23, Township 38 South, Range 11 East of the Willamette yof Klamath, State of Oregon.
TRADE CODE CONTRACTOR OF DATA AND A DATA	owing described mobile home, which is firmly affixed to the property obile home - Serial Number' 03830378L.
Subject only to the following encu- Excepting and reserved defined in ORS 273.755(1) together with the right necessary for prospecting storing, drilling for ar however, that the rights activities shall be sub herein, or any part there Oregon leases its reserve the premises by a surface activities described above State's lessee to the ext	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. and all geothermal resources as defined in ORS 273.755(2), t to make such use of the surface as may be reasonably for, explorating for, mining, extracting, reinjecting, and removing such minerals and geothermal resources; provided, hereby reserved to use the surface of the premises deeded aff, being made by the owner thereof on the date the State of red minerals or geothermal resources; in the event such use of the surface of the surface of the premises deeded aff, being made by the owner thereof on the date the State of red minerals or geothermal resources; in the event such use of the such owner shall be entitled to compensation from the pert of the diminution in value of the surface pickets of the diminution of the date the surface pickets of the diminution of the surface pickets of the surface pickets of the pickets of the surface pickets of the pickets of the surface pickets of the surface pickets of the surface pickets of the surface picket
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Subject only to the following encu- Excepting and reserved defined in ORS 273.755(1) together with the righ necessary for prospecting storing, drilling for ar however, that the rights activities shall be sub herein, or any part there Oregon leases its reserve the premises by a surfau activities described above State's lessee to the ext owner's interest. Rights of the the limits of TAX STATEMENT Subject to rul	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 Wing to itself, its successors, and assigns, all minerals, as , and all geothermal resources as defined in ORS 273.755(2), t to make such use of the surface as may be reasonably for, explorating for, mining, extracting, reinjecting, d removing such minerals and geothermal resources; provided, hereby reserved to use the surface for any of the above bordinate to that use of the surface of the premises deeded affine to that use of the surface of the premises deeded affine to that use of the surface of the premises deeded bordinate to that use of the surface of the premises deeded affine to such owner thereof on the date the State of ded minerals of geothermal resources; in the event such use of the then such owner shall be entitled to compensation from the tent of the diminution in value of the surface rights of public in and to any portion of said premises lying within the raods and highways. les and regulations of Fire Patrol District.
Subject only to the following encu Excepting and reserved defined in ORS 273.755(1) together with the righ necessary for prospecting storing, drilling for ar however, that the rights activities shall be sub herein, or any part there Oregon leases its reserve the premises by a surface activities described above State's lessee to the ext owner's interest. Rights of the the limits of TAX STATEMENT Subject to rul	THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A EUYER SHOULD Imbrances: ving to itself, its successors, and assigns, all minerals, as), and all geothermal resources as defined in ORS 273.755(2), t to make such use of the surface as may be reasonably for, explorating for, mining, extracting, reinjecting, and removing such minerals, and geothermal resources; provided, hereby reserved to use the surface for any of the above boordinate to that use of the surface of the premises deeded and inerals or geothermal resources; in the event such use of red minerals or geothermal resources; in the event such use of red rights owner would be damaged by one or more of the the surface rights of public in and to any portion of said premises lying within the raods and highways. les and regulations of Fire Patrol District. ents shall be sent to: Department of Vererars' Affairs Tax Division C <u>104845</u>
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Subject only to the following encu Excepting and reserved defined in ORS 273.755(1) together with the righ necessary for prospecting storing, drilling for ar however, that the rights activities shall be sub herein, or any part there Oregon leases its reserve the premises by a surfau activities described above State's lessee to the ext owner's interest. Rights of the the limits of TAX STATEMENT Subject to rul Until a change is requested, all tax statemed state of the substatemed to support of the substatemed change is requested, all tax statemed state of the support of the substatemed to support of the support of the support of the support of the support state of the support of the support of the support of the support of the support state of the support of the	And all geothermal resources as defined in ORS 273.755(2), to make such use of the surface as may be reasonably office of the such as the surface of the premises deeded for the that use of the surface of the premises deeded of the surface of the surface of the premises deeded to that use of the surface of the premises deeded of the surface of the surface of the surface of the premises deeded to that use of the surface of the premises deeded of the surface of the surface of the premises deeded to that use of the surface of the premises deeded to that use of the surface of the premises deeded of the surface of the surface of the premises deeded to that use of the surface of the premises deeded to the dimineral resources; in the event such use of the diminerals or geothermal resources; in the event such use of the then such owner shall be entitled to compensation from the tent of the diminution in value of the surface rights of public in and to any portion of said premises lying within the raods and highways. Les and regulations of Fire Patrol District. ents shall be sent to Department of Verenes, Affairs Tax Division C <u>04845</u> Oregon Veterans Building 700 Summer Street, NE Salem Oregon 97310-1201

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ONCHASE PRICE: PAYMENT		55	1286
1.1 TOTAL PURCHASE PRICE. Buyer agrees to pay Saller the s property. 1.2 PAYMENT OF TOTAL		2HIATA 20AA	0612
1.2 PAYMENT OF THE	sum of \$_95,000.00		SEPAR CENTRAL
A PAYMENT OF TOTAL PURCHASE PRICE The total	HO TJARTMOS	as the to	otal purchase price for the
1.2 PAYMENT OF TOTAL PURCHASE PRICE. The total purchase p Seller acknowledges receipt of the sum of \$0	price shall be paid as follows:		이는 의견은 것 같은 것이 같은 것을 했다.
Binne The given credit for \$	from Buver ac de	Tient on the	
Form 590-M, signed this date	which amount constitutes the fair m 875 (3). The improvement shall be in a 15 hereby mode	arket unter purchase price.	
The balance d	ic bound	ccordance with the Property	ts to be completed by the
luna	Shall L.	001	iciaci.
Buyer shall pay an amount estimated by Seller to be sufficient to payments sh necessary for payment of the tayse or	shall be paid in shall be paid in sall be \$ 765.00	n payments beginning	on the first day
To payment of the A-			1.178 - 13.54
The total monthly payments on this Contract shall change if the interest rat the payment of taxes and assessments will not be held in reserve by Seller. When balance due on the Contract. When Seller pays the taxes or assessments, that an 1.3 TERM OF CONTRACT. This is a <u>30</u> year Contract and	en due. Buyer also shall pay to Selle	- each, including interest. In	addition to that amount
The total monthly payments on this Contract shall change if the interest rat the payment of taxes and assessments will not be held in reserve by Seller. When balance due on the Contract. When Seller pays the taxes or assessments, that an 1.3 TERM OF CONTRACT. This is a <u>30</u> year Contract and	8 Changes and the	on octinantia any additiona	Il amounts which may be
be payment of taxes and assessments will not be held in reserve by Seller. When balance due on the Contract. When Seller pays the taxes or assessments, that an 1.3 TERM OF CONTRACT. This is a 30 year. Contract and	Buyer pays Seller for taxes	ments change. The monour	
Vear Contract This is a 30 vear Cost and	rount will be added to the balance du	sessments, that payment wi	ald by Buyer to Seller for
in the second	the final payment is due Man	o on the Contract	
solvency of the Department of Veterane' Attained attaining the term of this of		(month, day)	2015
1.4 INTEREST RATE. The annual interest rate during the term of this Co solvency of the Department of Veterans' Affairs. The Seller may periodically chang The initial annual interest rate shall be <u>9.0</u> percent per annum. 1.5 PRE-PAYMENTS. Buyer may prepay all or any portion of the balance	e the interest rate to the increase	by more than one tak	(year)
1.5 PRE-PAYMENTO	Dy Administrative F	Rule pursuant to the provint	t except to maintain the
te the second polyton may prepay all or any post-		a mo provisa	ms of ORS 407.375 (4).
unless Seller gives written notice to Payments to Seller shall be made un	of due on the Contract at any time with	thout poper	
1.7 WARRANTY DEED	partment of Veterans' Affairs at 700 s	Summer Cr	
1.7 WARRANTY DEED. Upon payments at some other place. conditions, and provisions of the Contract, Seller shall deliver to Buyer a Warranty encumbrances referred to on page one of this Contract and those placed upon the place SECTION 2. POSSESSION; MAINTENANCE 2.1. POSSESSION; MAINTENANCE		Sommer Street, N.E., Salem	. Oregon 97310-1201
encumbrances referred to on page one of this Contract. Seller shall deliver to Buyer a Warranty encumbrances referred to on page one of this Contract and those placed upon the p SECTION 2. POSSESSION; MAINTENANCE 2.1) POSSESSION; Burnet and Michael and Micha	Deed Such Worlded for by this Contr	act and performent	이 영상 방송하였다.
SECTION 2. POSSESSION	coperty or suffered by Burged shall wa	irrant marketable title even	iver of all other terms.
· 이상을 알고 있는다. 이야기 전 100 등 다 나는 것은 것이 있는 것이 없다. 이렇게 있는 것이 있는 것이 있는 것이 없는 것이 없는 것이 없는 것이 없는 것이 없는 것이 없다. 것이 있는 것이 없는 것이 없다. 것이 없는 것이 없다. 것이 없는 것이 없다. 것이 없는 것이 없 것이 없는 것이 없 않이 없다. 것이 없는 것이 없다. 것이 없는 것이 없는 것이 없는 것이 없는 것이 없다. 것이 없는 것이 없는 것이 없는 것이 없는 것이 없다. 것이 없는 것이 없는 것이 없는 것이 없는 것이 없다. 것이 없는 것이 것이 없는 것이 없는 것이 없다. 것이 없는 것이 없는 것이 없는 것이 없는 것이 없는 것이 없는 것이 없다. 것이 없는 것이 없다. 것이 없는 것이 없는 것이 없는 것이 없는 것이 없다. 것이 없는 것이 없는 것이 없는 것이 없다. 것이 없는 것이 없는 것이 없다. 것이 없는 것이 없는 것이 없는 것이 없다. 것이 없는 것이 없는 것이 없는 것이 없는 것이 없다. 것이 없는 것이 없는 것이 없다. 것이 없는 것이 없는 것이 없다. 것이 없는 것이 없는 것이 없 않 것이 없 없는 것이 없다. 것이 없는 것이 없 않이 없다. 것이 없 않이 없 않이 않이 않이 않이 않이 않이 않이 않이 않 않 않이 않이 않이 않이		Contract	and the second s
Buyer will permit Seller and its apost shall be entitled to possession of the	Itom Bassan		
2.1 POSSESSION; MAINTENANCE 2.1 POSSESSION. Buyer shall be entitled to possession of the property (30) consecutive days. YVA 22117 MAINTENANCE. Buyer shall been at buildings other improvements, a and repair, Buyer shall not permit any waste or removal of the improvements, a	from and after the date of this Cont	Iract It is used	and the second
YVA 22.17 MAINTENANCE. Buyer shall been at buildings other improvements, a and repair. Buyer shall not permit any waste or removal of the improvements, nor m Seller. Except for domestic use, Buyer shall not permit the cutting or removal of any to ULUC23 COMPLIANCE WITH LAWS. Buyer shall promit by COMPLIANCE WITH LAWS.	pect the property. Buyer shall not per	mit the premises to be used	agreed, however, that
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and repair. Buyer shall not permit any waste or removal of the improvements, a Seller. Except for domestic use, Buyer shall not permit the cutting or removal of any to 2.3 COMPLIANCE WITH LAWS. Buyer shall not permit the cutting or removal of any to authorities applicable to the use or occupation of the promptly comply with all laws, contesting oport fail to use any occupation of the intervent of the use of occupation of the provided with all laws.	rees, nor removal of any sand and or	r alterations without the pri	or written consent of
and repair. Buyer shall not permit any wasta or removal of the improvements, a Seller Except for domestic use, Buyer shall not permit the cutting or removal of any to UUC23 COMPLIANCE WITH LAWS: Buyer shall promptly comply with all laws, contest in good faith any such requirements and withhold compliance. Bu	ordinances, regulations, directions, n	ules and au	onsent of Seller.
Seler, Except for domestic use, Buyer shall be femoval of the improvements, nor m (LUC23 COMPLIANCE Buyer shall not permit the cutting of removal of any to authorities applicable to the use of occupation of the improvements, nor m authorities applicable to the use of occupation of the improvements of the use of the	eding, including approximate all required	d repairs, alterations, and	s of all governmental
1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.	Si fiont its	so long as Seller's interest	in the property
AND CHOPERTY DAMAGE INSURANCE	Stornelda	45. 现金合立,他们走了了。	the property is not
application of any configuration on an actual cash value back and keep policies	of fire insurance with at an ((約28月、時間、「新聞」	ng sanagang pangang pa Pang pang pang pang pang pang pang pang p
3.11 C PROPERTY DAMAGE INSURANCE. Buyer shall get and keep policies endorsements required by Seller) on an actual cash value basis covering all improve application of any co-insurance clause. Insurance shall be made with loss payable to st in the event of loss, Buyer shall give immediate notice to Seller. Seller may make proof of surrance in force, Seller may obtain insurance; and add the cost to the balance due on 3.2 D APPLICATION OF DROP	ments on the property. Such incurs	ended coverage endorseme	Ints (and some other
insurance in force, Seller may obtain insurance	eller and Buyer, as their respective in	literests may appear	sufficient to avoid
3.2 APPLICATION OF PROCEEDE and add the cost to the balance due on	the Contract The	teen (15) days of the line	- 한국왕 영상 방송방문문 19 전공국 방송
In the event of loss, Buyer shall give immediate notice to seller. Seller may make proof of a sevent of loss, Buyer shall give immediate notice to seller. Seller may make proof of 3.2 ¹¹ APPLICATION OF PROCEEDS. All proceeds of any insurance on the pro- repair of replace the damaged or destroyed portion of the property in a manner satisfac survey from the insurance proceeds for the reasonable core of any insurance and any destroyed portion of the property in a manner satisfac	Derty challes in a line insurance cost sha	all be payable to Seller on a	Buyer fails to keep
solution and proceeds for the reason of property in a manner estimate	Seller If Bung	and the second second	
lays after their receipt, and which Buyer has been and shall pay the balance of the	er chooses not to restore the process	of of restoration, Seller shall	Pay or remain
diance ditte on the Cast Super has not committed as at	urance property of the proper	IV. Seller shall keep	
ECTION 5. SECURITY AGREEMENT This instrument shall constitute a service.	nimits and a	de braitgean. A	men the principal
If a condemning authority takes all or any portion of the property. Buyer and Sell spective interests in the property. Sale of the property in lieu of condemnation shall be t ECTION 5. SECURITY AGREEMENT This instrument shall constitute a count	er shall share to the	Provide the prevent	イトマボア おきひね
CTION 5. SECURITY ACRESSION	strain strate in the condemnation r		~ 세 영양방송은 그는 것
This instrument shall constitute a security agreement within the meaning of the Unit scription of the property. Upon request of Seller, Buyer shall execute any necessary finar the statements at Buyer's expense. Without further authorization from Buyer, Seller m for the terms of this Contract, Buyer shall, within three (3) days of receipt of writes	Swith Frank Same Property.		- values of their
the statements at Buyer's overset of Seller, Buyer shall even the statements at Buyer's overset of Seller, Buyer shall even the statements at Buyer's overset of Seller, Buyer shall even the statement within the meaning of the Unit	orm Commercial Code	지수 요즘 같은 것	
fer the terms of this Contract, Buyer chail	cing statements in the form respect t	to any personal property inc	luded within the
Inis instrument shall constitute a security agreement within the meaning of the Unit scription of the property. Upon request of Seller, Buyer shall execute any necessary finar the statements at Buyer's expense. Without further authorization from Buyer, Seller m fer the terms of this Contract, Buyer shall, within three (3) days of receipt of written demi CTION 6. DEFAULT 6.1 EVENTS OF DEFAULT. Time is of the essence of this Contract, A dorfulling (a) Failure of Buset	ay at any time file copies of the Cont	by the Uniform Commercia	Code and shall
STOLING EVENTS OF DEFAULT STOLEN AND A STOLEY BRANCHER BRANCHER	DanO	nal property and make it and	e opon delaun
(a) Failure of Presence of this Contract A defaile	700.5		mable to Seller.
Month period Called	all occur under any of the following a		
 (a) Failure of Buyer to make any payment when payment is due. No notice month period Seller has already sent three (3) notices to Buyer concerning Notice of Buyer to perform any other obligation in this Contract in a contract in a section of the se	or default and no opportunity to cure	Shall be required to	그 같은 여러 가 관람 🗖
reactive to the second and the second s	s overpayment or late payment	inder this Q	ny twelve (12)-
receiving Notice of Default from Seller Such Matter	dition to payment	inder uns Contract.	a 👘 👘 👘 📥
(b) Failure of Buyer to perform any other obligation in this Contract in ac receiving Notice of Default from Seller. Such Notice shall specify the r CONTRACT NO.	dition to payment. Buyer must perfo	orm obligation within thirty i	30) dave offer



REMEDIES ON DEFAULT. In the event of a default, Seller may take any one or more of the following steps: 2333 YBMADTTA GH3 21200 SY MORTOP2 (a) the Declare the entire balance due on the Contract, including interest, immediately due and payable; o total entire balance due on the Contract, including interest, immediately due and payable; o total entire balance due on the Contract, including interest, immediately due and payable; o total entire balance due on the Contract, including interest, immediately due and payable; o total entire balance due on the Contract, including interest, immediately due and payable; o total entire balance due on the Contract, including interest, immediately due and payable; o total entire balance due on the Contract, including interest, immediately due and payable; o total entire balance due on the Contract, including interest, immediately due and payable; o total entire balance due on the Contract, including interest, immediately due and payable; o total entire balance due on the Contract, including interest, immediately due and payable; o total entire balance due on the Contract, including interest, immediately due and payable; o total entire balance due on the Contract, including interest, immediately due and payable; o total entire balance due on the Contract, including interest, immediately due and payable; o total entire balance due on the Contract, including interest, immediately due and payable; o total entire balance due on the Contract, including interest, immediately due and payable; o total entire balance due on the Contract, including interest, immediately due and payable; o total entire balance due on the Contract, including interest, immediately due and payable; o total entire balance due on the Contract, including interest, immediately due and payable; o total entire balance due on the Contract, including interest, immediately due and payable; o total entire balance due on the Contract, including interest, immediately due on the Contract, including i (b) the Foreclose this Contract by suit in equity to a collydency or according to the value and hove by all holds of the second second to the second second

Exercise the rights and remedies of a secured party as provided by the Uniform Commercial Code. Seller may exercise these rights and remedies with Specifically enforce the terms of this Contract by sult in equity:

respect to any part of the property which constitutes personal property in which Seller has a security interest. respect to any part or the property which constitutes personal property in this could be a sound, in the event Buyer fails to make any payment within 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

- Declare this Contract to be void thirty (30) or more days after Seller gives written notice to Buyer of Seller's intention to do so, unless the performance becare uns contract to be void unity (ou) or more days and bene gives written house to buyer of beners internation to do so, unless the performance 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 property. All payments previously made 10 days after it is due.
- 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 to Seller by Buyer may be kept by Seller as reasonable rental of the property up to the time of default. Appoint a receiver. Selier shall be entitled to the appointment of a receiver as a matter of right. It does not matter whether of 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, the receiver may: Use, operate, manage, control, and conduct business on the property and make necessary expenditures for all maintenance and

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Collect all rents, revenues, income, issues, and profits from the property and apply such sums to the necessary expenses of use, operation,

Complete any construction in progress on the property, at Seller's option. To complete that construction, receiver may pay all bills, borrow funds, employ contractors, and make any changes in plans and specifications that Seller deems appropriate. If the revenues produced by the property are insufficient to pay expenses, the receiver may borrow, from Seller or otherwise, such sums as In the revenues produced by the property are insufficient to pay expenses; the receiver may borrow, from Seller or otherwise, such sums as receiver deems necessary. These sums shall be used for the purposes stated in this paragraph. Repayment of such sums shall be secured by receiver users necessary, mese sume share or user for the purposes stated in this paragraph. Repayment or such such such such as stated by this Contract. Amounts borrowed from or advanced by Seller shall bear interest at the same rate as the balance on this Contract. Interest shall us contract. Allounts borrowed from or advanced by Selier Shall bear interest at the same rate as the balance on this contract, interest shall be bald by Buyer on be charged from the date the amount is borrowed or advanced until the amount is repaid. Any amount borrowed shall be paid by Buyer on

Elect to collect all rents, revenues, income, issues, and profits (the "Income") from the property, whether due now or later. Prior to default, Buyer may elect to contect all rents, revenues, income, issues, and profits (the income) from the property, whether use now or later. From to default, buyer may operate and manage the property and collect the income from the property. In the event of default and at any time hereafter, Seller may revoke operate and manage the property and conect the mounte norm the property. In the event of detault and at any time nerearter, Seller may revoke Buyer's right to collect the income from the property. Seller may collect the income either through itself or a receiver. Seller may notify any tenant or ouver a right to contex the moome from the property. Senier may contex the moome enter anough user or a receiver, senier may nonly any renam or other user to make payments of rents or use fees directly to Seller. If the income is collected by Seller, then Buyer irrevocably designates Seller as outer user to make payments or rents or use rees one on to sener, in the income is conected by Sener, then buyer interocably designates sener as Buyer's attorney-in-fact and gives Seller permission to endorse rent or fee checks in Buyer's name. Buyer also gives Seller permission to negotiate and collect such rents or fees. Payments by tenants or other users to Seller in response to Seller's demand shall satisfy the obligation for which the and collect such refins or rees, requirements by remains or other users to seller in response to seller's demand shall satisfy the obligation for which the payments are made, whether or not any proper grounds for the demand existed. Seller shall apply the income first to the expenses of renting or the television of the believe (if any to proper grounds for the demand existed.

collection and the balance (if any) to payment of sums due from Buyer to Seller under this Contract. REMEDIES NONEXCLUSIVE. The remedies provided above shall not exclude any other remedies provided by law. They are in addition to any other such

6.3

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 In puyer raise to perform any congation required on it under any contract, sener may, without notice, take any steps necessary to remedy such railure, eaver 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 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 7. SELLER'S RIGHT TO CURE

may have on account of Buyer's default.

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remedies.

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 Failure or entirer party at any line to require performance or any provision or ans contract shar not limit the party singlet breach of any provision of this Contract, the waiver applies only to that specific breach. It does not apply to the provision itself.

21H TBuyer shall forever detend, indemnity; 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 a 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 of the property; Buyer's conduct with respect to the property, or any condition or the property, in the event of any august or proceeding prought against beneficially against and arong 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 out of or in any way connected with any or the above grants in some set and the set of the Set of the Derivative Brancher defend such actions or proceedings through legal counsel reasonably satisfactory to Seller. There is a sub-set of the set of the set of the set of the transfer of the set of t

everthis 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 SECTION 10. SUCCESSOR INTERESTS

ver 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 As a continuou to such consent, seller may increase the interest rate under this contract non 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 to be set to be the contract shall entitle the Seller to increase monthly payments in the interest the payments are the contract non the contract to be the contract to be the obligation within the time provided to be the contract shall entitle the Seller to increase monthly payments in the interest to be the contract Contract shall enuble the Seller to increase monthly payments, monthly payments may be increased to the amount necessary to retire the congation 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 for in Section 1, 1,3, in this contract. Any attempted assignment in violation of this provision shall be void and on to enect with respect to Seller, buyer nereby waives indice 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

and consent to any and an extensions and incumcations of this contract granted by centre. Any other person at any une obligated for the performance of the tems 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 person at any time obligated under this contract.

person at any time obligated under this Contract. 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 2011V Stallings

n any interest of the buyer under this contract is assigned, subcontracted, or otherwise naistened, a ree to over administrative Rule 274-20-440. Payable to Seller. The amount of the fee shall be prescribed by Seller's duly adopted Oregon Administrative Rule 274-20-440.

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, Any nouse under this contract shall be in mining and shall be onecrive when actually centered in person of ten (10) days after being deposited in the U.S. 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.

C04845 CONTRACT NO. Page 3 of 5

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SECTION 13 COSTS AND ATTORNEY FEES PORTOLOL BIT to utern to one yne Bael yn

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THIS INSTRUMENT, DOES NOT, GUARANTEE, THAT, ANY, PARTINSTRUMENT, A BUYER SHOULD CHECK WITH THE APPROPRIATE This document is the entire, final, and complete agreement of the upersedes and replaces all prior or existing written and oral agreement of the property. Improvement is the entire, final, and complete agreement of the upersedes and replaces all prior or existing written and oral agreement or an oral agreement. Improvement is the entire, final, and complete agreement of the upersedes and replaces all prior or existing written and oral agreement or existing written and oral agreement. Improvement is the entire, final, and complete agreement of the oral agreement. Improvement is the entire, final, and complete agreement of the oral agreement. Improvement is the entire, final, and complete agreement of the oral agreement. Improvement is the entire, final, and complete agreement of the oral agreement. Improvement is the entire, final, and complete agreement. Improvement is the entire, final, and complete agreement. Improvement is the entire, final, and complete agreement. Improvement is the entire, final, and complete agreement. Improvement is the entire, final, agreement is the entire agreement. Improvement is the entire, final, agreement is the entire, final, agreement. Improvement is the entire, final, agreement is the entire, final, agreement. Improvement is the entire, final, agreement is the entire, final, agreement is the entine entire, final, agreement is the entire, fina	the final of the sale and purch the final of the sale and purch ontract to be executed in duplicate a table to be executed in duplicate a sale of the	hase of the property. The document greement) between the parties or their is of the first day and year above the state of the first day and year above the state of the first day and year above the state of the first day and year above the state of the first day and year above the state of the first day and year above the state of the first day and year above the state of the first day and year above the state of the first day and year above the state of the first day and year above the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of
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Buyer accepts the land, buildings, improvements, and all other asp AS IS. Present condition includes latent defects, without any representation writing signed by Seller. Buyer agrees that Buyer has ascertained, from so and laws. Buyer also agrees to accept the property with full awareness o property. Buyer agrees that Seller has made no representations with response	ons or warranties, expressed or implied, unless	sold under this Contract, in their present condition
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This Contract shall be governed by the laws of the State of Oregon shall not affect any other provision and, to this end, the provisions of this SECTION 16. REPRESENTATIONS; CONDITION OF PROPERTY Buyer accepts the land, buildings impresent	n. In the event that any provision or clause of thi	S Control to the second s
This Contract shall be governed by the laws of the State of Oregon shall not affect any other provision and, to this end, the provisions of this SECTION 16. REPRESENTATIONS; CONDITION OF PROPERTY Buyer accepts the land, buildings inc.	93 val mennes generienterins, persone 8 handeligene obereterieterieterieterieterieterieteriet	the closing and the final paym
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Cost whether incurrent in a suit Cost	t of searching records,	such action. Such expenses shall include, but ar

STATE OF OREGON 6615 1 55 County of ALAMATH 1985 Mulataninetinging Personally appeared the above named_ Ser LY DTALINGS and acknowledged the foregoing Contract to be his (their) voluntary act and deed. 6 1111 5 Before me: My Commission Expires: 6-21 ublic For Oregon Bunnennin ¥ SELLER: Director of Veterans' Affairs B wen Gwen Ulrey Manager, Loan Title STATE OF OREGON Klamath County of_ April 29 19_⁸⁵ Personally appeared the above named Gwen Ulrey and, being first duly sworn, did say that he (she) is duly authorized to sign the foregoing Contract on behalf of the Department of Veterans' Affairs by Before me: Notary Public For Oregon My Commission Expires: 08.79.86 CONTRACT OF SALE EOR BOUNDY RECORDING INEORMATION ONLY 5 Carling . "A" - 74 - DV 1----Exhibit "A" Buyer has agreed to make improvements to the property in lieu of the other means of satisfying the down payment requirements. The value of improvements to be completed by the buyer is \$ 11,889.00 Buyer shall make the improvements in accordance with the Property Improvement Agreement, Form 590-M, signed this date. The value of the improvements will not reduce the balance on the contract; it will increase the value of the property. AFTER RECORDING, RETURN TO: ATC C04845 CONTRACT NO. Page 5 of 5 STATE OF OREGON: COUNTY OF KLAMATH:ss I hereby certify that the within instrument was received and filed for record on the <u>6th</u> day of <u>May</u> A.D., 19 85 at 10:42 o'clock _o'clock A _M, Deeds on page 6611 EVELYN BIEHN, COUNTY CLERK Fee: \$ 21.00 by: Deputy