

INSTRUMENT FOR SALE OF REAL ESTATE

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THIS AGREEMENT, made this 20

BETWEEN Albert C. Coolack

day of April, 19 85

(or principal place of business is) Box 141, Hughesville, PA. 17737 (717-584 4985), whose address is

AND Realvest Inc.

(or principal place of business is) 438 Sycamore road Santa Monica, Cal. 90402, whose address is

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 20, Block 25, Klamath Falls Forest Estates 1st. Addition
Klamath County, Oregon.

A.	Cash Price		
B.	Less: Present Cash Down Payment	\$ <u>150.00</u>	\$ <u>1500.00</u>
C.	Deferred Cash Down Payment	\$ _____	
	(Due on or before <u>19</u> _____)		
D.	Trade-in	\$ _____	
E.	Total Down Payment	\$ <u>150.00</u>	
F.	Unpaid Balance of Cash Price - Amount Financed		\$ <u>150.00</u>
G.	FINANCE CHARGE (Interest Only)		\$ <u>1350.00</u>
H.	ANNUAL PERCENTAGE RATE <u>9</u> %		\$ <u>402.48</u>
I.	Deferred Payment Price (A + G)		
J.	Total of Payments (F + G)		\$ <u>1902.48</u>
	The "Total of Payments" is payable by Buyer to Seller in approximately <u>72</u> _____		\$ <u>1752.48</u>

_____ Dollars (\$ 24.34 each, due on 15 19 85 monthly installments of _____
and a like amount due on the 15th 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 Co.

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.
Seller agrees at buyers expense and request to issue note and deed of trust on the above
property.

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

W.V. Tropp Realvest Inc.

Albert C. Coolack

Record and return to buyer at above address
STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for
record on the 9th day of May A.D., 19 85 at 2:25 o'clock P M,
and duly recorded in Vol M85 of _____ Deeds _____ on page 6917.

Fee: \$ 5.00

EVELYN BIEHN, COUNTY CLERK

by: [Signature], Deputy