

This Agreement, made and entered into this 25th day of July, 1985, by and between John H. Caldwell and Myrtle E. Caldwell being husband and wife and herein referred to as the "Vendor", and David Robert Adams and Rhonda Sue Adams herein referred to as the "Vendee", witnesseth:

That certain real property situated in Klamath County, Oregon, more particularly described on Exhibit "A" attached hereto and incorporated herein, subject to reservations, restrictions, easements and rights of way of record and those apparent on the land, also subject to real property taxes and assessments; and also subject to the following statement required by law:

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.

At and for a price of \$ 16,000.00, payable as follows, to-wit:

Vendee agrees to make said payments promptly on the dates above named to the order of the vendor, or the survivors of him, at the Western Bank,

Oregon; to keep said property at all times in as good condition as the same now are, that no improvement, now on or which may hereafter be placed on said property shall be removed or destroyed before the entire purchase price has been paid and and seasonably and before the same shall become subject to interest charges, all taxes, assessments, liens and incumbrances of whatsoever nature and kind.

and agrees not to suffer or permit any part of said property to become subject to any taxes, assessments, liens, charges or incumbrances whatsoever having precedence over rights of the vendor in and to said property. Vendee shall not cut or remove any timber on the premises without written consent of vendor. Vendee shall be entitled to the possession of said property upon execution of this Agreement.

Vendor will on the execution hereof make and execute in favor of vendee good and sufficient warranty deed conveying a fee simple title to said property free and clear as of this date of all incumbrances whatsoever, except as set forth above

which vendee assumes, and will place said deed

together with one of these agreements in escrow at the Western Bank

CHAMBERS & DODGE
ATTORNEYS AT LAW
125 S. STATE ST.
PORTLAND, OREGON
at Klamath Falls, Oregon