K-38064 CONTRACT OF SALE

Vol. M&s- Page

September 16 SASTANCE AND STATES OF THE SECOND STATES OF THE SECOND SEC

BETWEEN:

The State of Oregon by and through the Director of Veterans' Affairs

SELLER

AND: STEPHEN D. LEE, Husband

BEVERLY L. LEE, Wife

—On the terms and conditions set forth below, Seller agrees to sell and Buyer agrees to buy the following described real Property (the "property"): As described on the attached Exhibit "A" and by reference made a part thereof:

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- Subject only to the following encumbrances: 1. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith. 2. Rules, regulations and assessments of South Suburban Sanitary District.
- 3. Rules, regulations, liens, and assessments of Klamath Basin Improvement District, and
- 4. Grant of Right of Way, including the terms and provisions thereof, given by Union High School District #2 of Klamath County, Oregon to Pacific Power & Light Company, a Maine corporation, dated April 8, 1963, recorded June 5, 1963, in Volume 345 page 587, Deed

Until a change is requested, all tax statements shall be sent to: Department of Veterans' Affairs Tax Division C 05769

Oregon Veterans' Building 700 Summer Street, NE Salem, Oregon 97310-1201 See a second to the seed of th the proof account from soften to the control of the

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Page 1 of 5

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	TOTAL PURCHASE PRICE. Buyer agrees to pay Seller the sum of \$ 28,000.00	, as the total purchase price for the
proper	The state of the s	
	1.2 PAYMENT OF TOTAL PURCHASE PRICE. The total purchase price shall be paid as follows:	
	Seller acknowledges receipt of the sum of \$ 0.00 from Buyer, as down payment on the	
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жунул	ANN ABBRANCOME. The dicached Exhibit "B" is hereby made a part of	this contract.
	The balance due on the Contract of \$ 28,000.00 shall be paid in payme	

Buyer shall pay an amount estimated by Seller to be sufficient to pay taxes, when due. Buyer also shall pay to Seller on demand any additional amounts which may be necessary for payment of the taxes or assessments. The total monthly payments on this Contract shall change if the interest rate changes or if the taxes and assessments change. The money paid by Buyer to Seller for the payment of taxes and assessments will not be held in reserve by Seller. When Buyer pays Seller for taxes and assessments, that payment will be subtracted from the

balance due on the Contract. When Seller pays the taxes or assessments, that amount will be added to the balance due on the Contract

1.3 TERM OF CONTRACT This is a ______ 20___ vear Contract and the final navment is due _____ 0C tob October __ year Contract and the final payment is due. (month, day)

INTEREST RATE. The annual interest rate during the term of this Contract is variable; it cannot increase by more than one (1) percent except to maintain the solvency of the Department of Veterans' Affairs. The Seller may periodically change the interest rate by Administrative Rule pursuant to the provisions of ORS 407.375 (4). 9.0 The initial annual interest rate shall be _ ___ percent per annum.

PRE-PAYMENTS. Buyer may prepay all or any portion of the balance due on the Contract at any time without penalty.

 $_{-}$, 19 $_{-}$ 85 . The initial payments shall be \$ $_{-}$ 252.00

- PLACE OF PAYMENTS. All payments to Seller shall be made to Department of Veterans' Affairs at 700 Summer Street, N.E., Salem, Oregon 97310-1201. 1.6 unless Seller gives written notice to Buyer to make payments at some other place.
- WARRANTY DEED. Upon payment of the total purchase price for the property as provided for by this Contract and performances by Buyer of all other terms, conditions, and provisions of the Contract, Seller shall deliver to Buyer a Warranty Deed. Such Warranty Deed shall warrant marketable title, except for those liens and encumbrances referred to on page one of this Contract and those placed upon the property or suffered by Buyer after the date of this Contract.

SECTION 2. POSSESSION; MAINTENANCE

- 21 POSSESSION. Buyer shall be entitled to possession of the property from and after the date of this Contract. It is understood, and agreed, however, that Buyer will permit Seller and its agents to enter the property at reasonable times, to inspect the property. Buyer shall not permit the premises to be vacant for more than thirty (30) consecutive days.
- MAINTENANCE. Buyer shall keep all buildings, other improvements, and landscape now existing, or which shall be placed on the property, in good condition and repair. Buyer shall not permit any waste or removal of the improvements, nor make any substantial improvements or alterations without the prior written consent of Seller. Except for domestic use, Buyer shall not permit the cutting or removal of any trees, nor removal of any sand and gravel, without prior written consent of Seller.
- COMPLIANCE WITH LAWS. Buyer shall promptly comply with all laws, ordinances, regulations, directions, rules, and other requirements of all governmental authorities applicable to the use or occupancy of the property. In this compliance, Buyer shall promptly make all required repairs, alterations, and additions. Buyer may contest in good faith any such requirements and withhold compliance during any proceeding, including appropriate appeals, so long as Seller's interest in the property is not jeopardized.

SECTION 3. INSURANCE

PROPERTY DAMAGE INSURANCE. Buyer shall get and keep policies of fire insurance with standard extended coverage endorsements (and any other endorsements required by Seller) on an actual cash value basis covering all improvements on the property. Such insurance shall be in an amount sufficient to avoid application of any co-insurance clause. Insurance shall be made with loss payable to Seller and Buyer, as their respective interests may appear. In the event of loss, Buyer shall give immediate notice to Seller. Seller may make proof of loss if Buyer fails to do so within fifteen (15) days of the loss. If Buyer fails to keep

insurance in force. Seller may obtain insurance, and add the cost to the balance due on the Contract. The insurance cost shall be payable to Seller on demand.

APPLICATION OF PROCEEDS. All proceeds of any insurance on the property shall be held by Seller. If Buyer chooses to restore the property, Buyer shall repair or replace the damaged or destroyed portion of the property in a manner satisfactory to Seller. Upon satisfactory proof of restoration, Seller shall pay or reimburse Buyer from the insurance proceeds for the reasonable cost of repair or restoration. If Buyer chooses not to restore the property, Seller shall keep a sufficient amount of the proceeds to pay all amounts due under this Contract, and shall pay the balance of the insurance proceeds to Buyer. Any proceeds which have not been paid out within 180 days after their receipt, and which Buyer has not committed to the repair of restoration of the property, shall be used to pay first accrued interest and then the principal balance due on the Contract.

SECTION 4. EMINENT DOMAIN

If a condemning authority takes all or any portion of the property, Buyer and Seller shall share in the condemnation proceeds in proportion to the values of their respective interests in the property. Sale of the property in lieu of condemnation shall be treated as a taking of the property.

SECTION 5. SECURITY AGREEMENT

This instrument shall constitute a security agreement within the meaning of the Uniform Commercial Code with respect to any personal property included within the description of the property. Upon request of Seller, Buyer shall execute any necessary financing statements in the form required by the Uniform Commercial Code and shall file the statements at Buyer's expense. Without further authorization from Buyer, Seller may at any time file copies of the Contract as financing statements. Upon default under the terms of this Contract, Buyer shall, within three (3) days of receipt of written demand from Seller, assemble the personal property and make it available to Seller.

SECTION 6. DEFAULT

- EVENTS OF DEFAULT. Time is of the essence of this Contract. A default shall occur under any of the following circumstances:
 - Failure of Buyer to make any payment when payment is due. No notice of default and no opportunity to cure shall be required if during any twelve (12)month period Seller has already sent three (3) notices to Buyer concerning non-payment or late payment under this Contract.
 - (b) Failure of Buyer to perform any other obligation in this Contract in addition to payment. Buyer must perform obligation within thirty (30) days after receiving Notice of Default from Seller. Such Notice shall specify the nature of the default.

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_ each, including interest. In addition to that amount,

REMEDIES ON DEFAULT. In the event of a default, Seller may take any one or more of the following steps:

and resolves the (a) west Declare the entire balance due on the Contract, including interest, immediately due and payable; has the field at (b) the Foreclose this Contract by suit in equity; the public transference the address the grant of the contract by suit in equity;

- 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. (d)
- 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 (e)
- 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 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 ťħ to Seller by Buyer may be kept by Seller as reasonable rental of the property up to the time of default.
- 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 or 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: (q)
 - Use, operate, manage, control, and conduct business on the property and make necessary expenditures for all maintenance and
 - Collect all rents, revenues, income, issues, and profits from the property and apply such sums to the necessary expenses of use, operation, (ii) and management;
 - 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 (iii) receiver deems necessary. These sums shall be used for the purposes stated in this paragraph. Repayment of such sums shall be secured 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 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 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 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 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 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 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 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 remedies.

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 SECTION 7. SELLER'S RIGHT TO CURE in buyer rails to perform any obligation required or it officer that contract, belief may, without notice, take any steps recessary to remedy short railure, buyer shall not constitute a waiver of the default or any other right or remedy which Seller 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 may have on account of Buyer's default.

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 SECTION 8. WAIVER breach of any provision of this Contract, the waiver applies only to that specific breach. It does not apply to the provision itself.

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 SECTION 9. INDEMNIFICATION 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 of the property, buyer a conduct with respect to the property, or any condition of the property. In the event of any intigation or proceeding prought against belief and ansing 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.

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 SECTION 10. SUCCESSOR INTERESTS 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

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 Contract shall entire the Center to Increase monthly payments, monthly payments may be increased to the amount necessary to retire the Contract. 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 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 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 SECTION 11. TRANSFER FEE 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, 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 12. NOTICE

SECTION 134 COSTS AND ATTORNEY FEES SQUAR QUARTER TO BOTH TO STORY WE WAS YERD THE WAS ASSESSED AS THEY SHARE THE TALK 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 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 Cost of searching records, limited to the following costs:

- end for an investigation of title reports.
 - Cost of surveyors' reports,
 - · Cost of foreclosure reports,
 - Cost of attorney fees.

whether incurred in a suit or action, in an appeal from a judgement or decree therein, or in connection with nonjudicial action.

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 SECTION 14. SURVIVAL OF COVENANTS of the purchase price. Such covenants shall be fully enforceable thereafter in accordance with their terms.

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 SECTION 15. GOVERNING LAW; SEVERABILITY. shall not affect any other provision and, to this end, the provisions of this Contract are severable.

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, SECTION 16. REPRESENTATIONS; CONDITION OF PROPERTY AS IS. 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 of warranties, expressed of implied, unless they are expressly set forth in this contract of are in writing signed by Seller. Buyer agrees that Buyer has ascertained, from sources other than Seller, the applicable zoning, building, housing, and other regulatory ordinances withing signed by Senior, buyer agrees that buyer has ascertained, from Sources Juner than Senior, the applicable Zoning, building, housing, and other regulatory ordinances 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 property. Buyer agrees that Seller has made no representations with respect to such laws or ordinances. त्यक्षित्रका भारत व्याप्त भाग पात अवस्थान्यकार प्रक्रिकारी त्याच्या त्याच्या (त्याच्या प्रक्रिक स्थापित स्थाप व than the first of the more returned by the bodget at the same and the some according reasoning and the results of

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the activities of a state of the state of 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 representatives relating to the property. written: make the make some selection of the selection of the grade of the selection of the one agrada in a tren<mark>ama delli</mark> meda iman yoki meli ili milati ili ari persamilah tili ili ili deliber

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STATE OF OREGO)N		
County of	Klamath) ss Sont-wi	ALAWA
Personally appears	ed the above named	September 16 ,19.85	1517;
and acknowledged	the foregoing Contract to	Stephen D. Lee and Beverly L. Lee, Husban be NB (their) voluntary act and deed.	d and term
<i>A</i>	1101111	De Ais (their) voluntary act and deed.	u and Wife
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AFTER RECORDING, RETURN TO:

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

CONTRACT NO.

EXHIBIT "B"

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 \$1,474.00 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

EXHIBIT "A"

The following described real property situated in Klamath County, Oregon: PARCEL 1:

Beginning at a point 950 feet North of the Southwest corner of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, running East 119 feet; thence North 100 feet; thence West 119 feet; thence South 100 feet to the point of beginning, being a portion of the SW\(\frac{1}{2}\)SW\(\frac{1}{2}\) Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM the Westerly 30 feet of the above described property

A parcel of land situated in the SW of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at the intersection of the Easterly line of Summers Lane with the South line of said Section 2; thence North 0°04' West along the Easterly line of Summers Lane a distance of 30 feet; thence South 89°32' East parallel with the South line of said Section 2 a distance of 208 feet; thence North 0°04' West parallel with the Easterly line of Summers Lane a distance of 920 feet; thence North 89°32' West parallel with the South line of said Section 2 a distance of 119 feet to a one-half inch iron pin marking the True Point of Beginning of this description; thence North 0°04' West parallel with the Easterly line of Summers Lane a distance of 100 feet to a one-half inch iron pin; thence South 89°32' East parallel with the South line of said Section 2 a distance of 35 feet; thence South 0°04' East parallel with the Easterly line of Summers Lane a distance of 100 feet; thence North 89°32' West parallel with the South line of said Section 2 a distance of 35 feet to the True Point of Beginning.

STATE	OF OREGON: O	COUNTY OF KLAMATH: ss.		·	
	or record at reque September		o'clockAM., on Page	and duly recorded in Vol	17th day
FEE	\$25.00			Biehn County Clerk	mitt.