

On the terms and conditions set forth below, Seller agrees to sell and Buyer agrees to buy the following described real

Tracts 17 and 18 of NEW DEAL TRACTS, according to the duly recorded plat, according to the official plat thereof, on file, in the office of the County Clerk of Klamath County, Oregon.

1. The premises herein described are within and subject to the statutory powers, including

- the power of assessment, of South Suburban Sanitary District. 2. The premises herein described are within and subject to the statutory powers, including
- the power of assessment, of Klamath Project and Enterprise Irrigation District. 4. Reservations, restrictions and easements as contained in deed from A.J. Tracy Inc. to
- Excepting and reserving to the first party, its successors and assigns, the right at any M.B. Myers, et ux, recorded November 15, 1943; to wit: time to construct, build and erect ditches, telephone lines, telegraph lines and electric power liens in and upon said premises, and to keep and maintain the same, said right to
 - be for the benefit of the lands and premises adjoining the above descirbed land.

TAX STATEMENT Until a change is requested, all tax statements shall be sent to: Department of Veteraps' Affairs

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Oregon Veterans' Building 700 Summer Street, NE Salem, Oregon 97310-1201

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Page 1 of 5

E; PAYMENT TOTAL PURCHASE PRICE. Buyer agrees to pay Seller the sum of \$_____ property. PAYMENT OF TOTAL PURCHASE PRICE. The total purchase price shall be paid as follows: 1.2 26,300.00 Selier acknowledges receipt of the sum of \$___500_00 Buyer shall make improvements to the property in accordance with the Property improvement Agreement, Form 590-M, signed this date. Completion of the superconduction of the superconduc Buyer shall make improvements to the property in accordance with the Property Improvement Agreement, Form 590-M, signed this date. Completion of the agreed-upon improvements will satisfy the equity requirements of ORS 407.375(3). The value of the improvements will not be subtracted from the purchase price nor subtracted from the contract halance.

September: 1 ______ 19_86. The initial payments shall be s ______ 19_10______ each, including interest. In addition to that amount, Buyer shall pay an amount estimated by Seller to be sufficient to pay taxies, when due. Buyer also shall pay to Seller on demand any additional amounts which may be necessary for payment of the taxes or assessments. shall be paid in payments beginning on the first day of

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 taxes and assessments. The money paid by Buyer to Seller for taxes and assessments. The money paid by Buyer to Seller for taxes and assessments. The money paid by Buyer to Seller for taxes and assessments. The money paid by Buyer to Seller for taxes and assessments. The money paid by Buyer to Seller for taxes and assessments. The money paid by Buyer to Seller for taxes and 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 the payment of taxes and assessments will not be held in reserve by Seller. When Buyer pays Seller for taxes and assessments, that payment of by Buyer to Seller for taxes and assessments, that payment of 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. 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 be Department of Vaterans' Affairs. The Seller may periodically change the interest rate by Administrative Rule pursuant to the provisions of ORS 407.375 (4). 1.4 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).

PRE-PAYMENTS. Buyer may prepay all or any portion of the balance due on the Contract at any time without penalty. 1.0 PTIC-FATMENTO. Buyer may prepay an or any portion or the balance due on the contrast at any time without penanty. 1.0 PTACE OF PAYMENTS: All payments to Selfer shall be made to Department of Veterans' Affairs at 700 Summer Street, N.E., Salem, Oregon 97310-1201.

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, M or or visions of the Contract. Seller shall deliver to Buyer a Warranty Deed. Such Warranty Deed shall warrant marketable title, except for those liens and 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 proverty or suffered by Buyer after the date of this Contract. conditions, and provisions of the Contract, Seller shall deliver to Buyer a Warranty Deed. Such Warranty Deed shall warrant marketable title, a 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. 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 earnit Seller and its agents to enter the property at reasonable times, to inspect the property. Buyer shall not cermit the premises to be vacant for more than thirty armit Seller and its agents to enter the property at reasonable times. 2.1 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 Buver shall not permit any waste or removal of the improvements, nor make any substantial improvements or alterations without the prior written consent of 2.2 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. Excent for domestic use. Buyer shall not cermit the cutting or removal of any trees, nor removal of any sand and gravel, without orior written consent of Seller. and repair. Buyer shall not permit any waste or removal of the improvements, nor make any substantial improvements or alterations without the prior written consen 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 promptly and the property. In this compliance. Buyer shall promptly make all required repairs, alterations, and additions, Buyer may 2.3 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 menta authorities applicable to the use or occupancy of the property. In this compliance, Buyer shall promptly make all required repairs, alterations, and additions. Buyer menta authorities applicable to the use or occupancy of the property. In this compliance, Buyer shall promptly make all required repairs, alterations, and additions. Buyer menta authorities applicable to the use or occupancy of the property. In this compliance during any proceeding. Including anorportate appeals, so long as Seller's interest in the orgonary is not available to the use or occupancy of the property is interest in the orgonary of the property.

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 SECTION 3. INSURANCE

3.1 PROPERTY DAMAGE INSURANCE. Buyer shall get and keep policies of fire insurance with standard extended coverage endorsements (and any other sements required by Seller) on an actual cash value basis coverino all improvements on the property. Such insurance shall be in an amount sufficient to avoid

3.1 PROPERTY DAMAGE INSURANCE. Buyer shall get and keep policies of fire insurance with Standard extended coverage endorsements (and any other encorsements 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 pavable to Seller and Buver, as their respective interests may appear. 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. In the event of loss, Buyer shall give immediate notice to Selfer. Selfer may make proof of loss if Buyer fails to do so within fifteen (15) days of the loss. If Buyer fails in force, Selfer may obtain insurance, and add the cost to the balance due on the Contract. The insurance cost shall be payable to Selfer on demand. Torce, senior may outain insurance, and add the cost to the balance due on the property shall be held by Seller. If Buyer chooses to restore the property, Buyer shall be held by Seller. If Buyer chooses to restore the property, Buyer shall are the riamaned or destroyed northon of the property in a memory satisfactory to Seller. If Buyer chooses to restore the property, Buyer shall are or reimburged to restore the property in a memory satisfactory to Seller. If Buyer chooses to restore the property, Buyer shall are or reimburged to restore the property in a memory satisfactory to Seller. If buyer chooses to restore the property, Buyer shall are or reimburged to restore the property in a memory satisfactory to Seller. 3.2 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 be held by Seller. If Buyer chooses to restore the property, Buyer shall be held by Seller. If Buyer chooses to restore the property, Buyer shall be held by Seller. If Buyer chooses to restore the property, Buyer shall be held by Seller. If Buyer chooses to restore the property, Buyer shall be held by Seller. If Buyer chooses to restore the property, Buyer shall be held by Seller. If Buyer chooses to restore the property, Buyer shall be held by Seller. If Buyer chooses to restore the property, Buyer shall be held by Seller. If Buyer chooses to restore the property is a manner satisfactory to Seller. Upon satisfactory proof of restoration, Seller shall be held by Seller. If Buyer chooses not to restore the property. Seller shall be held by Seller. If Buyer chooses not to restore the property is a manner satisfactory to Seller. Upon satisfactory proof of restoration, Seller shall be held by Seller. If Buyer chooses not to restore the property and the property is a manner satisfactory to Seller. If Buyer chooses not to restore the property. Seller shall be a sufficient amount of the property is a manner satisfactory to seller. Seller shall be a sufficient amount of the property is a manner satisfactory. Seller shall be held by Seller. If Buyer chooses not to restore the property is a manner satisfactory is a sufficient amount of the property is a manner satisfactory. Seller shall be held by Seller. If Buyer chooses not to restore the property is a manner satisfactory is a manner satisfactory is a sufficient amount of the property is a manner satisfactory is a sufficient amount of the property is a manner satisfactory is a sufficient amount of the property is a sufficient 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

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 restoration of the property, shall be used to pay first accrued interest and then the principal 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 or restoration of the property, shall be used to pay first accrued interest and then the principal halance 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 tive interests in the property. Sale of the property in lieu of condemnation shall be treated as a taking of the property.

It a condemning authomy takes all or any portion of the property. Buyer and Selier shall share in the condemnation respective interests in the property. Sale of the property in lieu of condemnation shall be treated as a taking of the property.

This instrument shall constitute a security agreement within the meaning of the Uniform Commercial Code with respect to any personal property included within the any necessary financing statements in the form required by the Uniform Commercial Code and shall also of the remearty. Unon request of Saller, Buyer shall execute any necessary financing statements in the form required by the Uniform Commercial Code and shall also of the remearty. 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 cooles of the Contract as financing statements. Upon default and the 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 cooles of the Contract as financing statements. Upon default at the statement of the contract as financing statements. 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. Buver shall, within three (3) days of receipt of written demand from Seller, assemble the personal property and make it available to Seller. 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. EVENTS OF DEFAULT. Time is of the essence of this Contract. A default shall occur under any of the following circumstances: IS OF DEFAULT. Time is of the essence of this contract. A default shall occur where any or the rowowing 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 restort Callor has streach east three (3) notices to Buyer concerning non-narment or take narment under this Contract.

morum period Sener mas already sem unree (3) nonces to buyer concerning non-payment or late payment under this Contract. Failure of Buyer to perform any other obligation in this Contract in addition to payment. Buyer must perform obligation within thirty (30) days after reserving Notice of Default from Seller. Such Notice shall energify the nature of the default.

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BEER YEHROTTA DHA E 121 ng steps: and choose the (a) white because the entire balance due on the Contract, including inverted, immediately due and beyable, the forecase the entire balance due on the Contract, including inverted, immediately due and beyable, the second secon ביוני כוביאשונים הינהי אוני write at at bestal

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- (c) (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
- 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 Declare una contract to be vote unity (so) or more days after celler gives where more to buyer or celler a mention to do so, uness the performance the 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 (e) uten que unas contract la tenderes or accomptishes pror to the time states. At the end of the time (ou) days, all or ouyer a rights street the Contract shall cease without further act by Seller. Seller shall then be entitled to immediate possession of the property. All payments previously made (f)
 - 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 or not the apparent value of Appoint a receiver. Sener Shan be enulged to the appointment of a receiver as a matter of right: it does not matter whether of rich 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 (q)

 - Collect all rents, revenues, income, issues, and profits from the property and apply such sums to the necessary expenses of use, operation, (ii)
 - 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 It use revenues produced by the property are insufficient to pay expenses, the receiver may borrow, from seler 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 (iii) receiver userils necessary. These sums shall be used for the purposes stated in this paragraph, nepayment or 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 contract. Amounts borrowed from or advanced by Seller shall bear interest at the same rate as the balance on this Contract. Interest shall this contract. Amounts contowed from or advanced by Sener snan bear anterest at the same rate as the balance of this contract. Interest share 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
- crow to constrain renter, straines, income, results, and prome just, income property, whome property, whome dealer, rive to be added, 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 evenue and manage the property and conject the moore from the property. In the event of default and at any one mereatter, center 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 tenam or outer a right to construe mouthe month are property, seller may construe moothe eather unough itself or a receiver, seller may round 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 (h) ourse work with the payments of rests of use rests directly to seller, it and income is conscised by seller, men buyer interocably 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 ouver a autorise and object 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 consert such rents or rees, reaments by tenants or other users to belier in response to belier s demand shall satisfy me dougation 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 Q0.1

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 remedies. IT DUYET TAILS TO PERTORN BUTY CONSIGNORT REQUIRED OF IL UNDER DIES CONTRACT, CENER THEY, WILHOUT NODCE, TAKE ANY STEPS RECESSARY TO REMEDY SUCH TAILURE. BUYET STAM 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 SECTION 7. SELLER'S RIGHT TO CURE

may have on account of Buyer's default.

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

ON 9. INDEMNIFICATION 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 COMPACT AND META Buyer shall torever detend, indemnity, and now belier narmess from any calin, loss, or liability arising out of or in any way conflicted with buyer's possession or use 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 or the property; buyer a contract with respect to the property, or any contration of the property. In the event of any ingration or proceeding prought against seler 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 THIS CONTRACT SHAll UP DRIVING UPON AND FOR THE DEPEND OF THE PARTIES, THER SUCCESSORS, AND ASSIGNS, BUT NO INTEREST OF DUPON SHALL DE ASSIGNED, SUBCONTRACTED, OF 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 As a construct to such consent, other may increase the interest rate oncer this contract month are date of the amount necessary to retire the obligation within the time provided 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 entrope the Seller to increase montury payments, montury payments may be increased to the amount necessary to retire the obligation writer 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 tor in Section 1, 1.3, in this Contract, Any attemption assignment in violation or this provision shall be volu and on no effect with respect to seler. Buyer neredy warves rouce or and consent to any and all extensions and modifications of this Contract granted by Seler. Any other person at any time obligated for the performance of the terms of this and consent to any end an extension is and incumentations or uns contract granted by sense, only other person at any time congated for the performance or 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,

Any nonce under this contract shall be in writing and shall be enocure when actually centeriou in person of ten (10) cays after being opposite in the 0.5. 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.

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whether incurred in a suit or action, in an appeal from a judgement or decree therein; or in connection with nonjudicial action at a range 2 are a line back at the second to the second totte to the second to the (Received entering of the principal and the final payment of the purchase price; shall survive the closing and the final payment of the purchase price; shall survive the closing and the final payment of the purchase price; shall survive the closing and the final payment of the purchase price; shall survive the closing and the final payment of the purchase price; shall survive the closing and the final payment of the purchase price; shall survive the closing and the final payment of the purchase price; shall survive the closing and the final payment of the purchase price; shall survive the closing and the final payment of the purchase price; shall survive the closing and the final payment of the purchase price; shall survive the closing and the final payment of the purchase price; shall survive the closing and the final payment of the purchase price; shall survive the closing and the final payment of the purchase price; shall survive the closing and the final payment of the purchase price; shall survive the closing and the final payment of the purchase price; shall survive the closing and the final payment of the purchase price; shall survive the closing and the final payment of the purchase price; shall survive the closing and the final payment of the purchase price; shall survive the closing and the final payment of the purchase price; shall survive the closing and the final payment of the purchase price; shall survive the closing and the final payment of the purchase price; shall survive the closing and the final payment of the purchase price; shall survive the closing and the final payment of the purchase price; shall survive the closing and the final payment of the purchase price; shall survive the closing and the purchase price; shall survive the closing and the purchase price; shall survive the purchase p SECTION 14 SURVIVAL OF COVENANTS

Any covenants, the run performance of which is not required prior to the county of his payment of any particle set in the county of the purchase price. Such covenants shall be fully enforceable thereafter in accordance with their terms. As bit the of light terms and the county of the purchase price. SECTION 15: GOVERNING LAW: SEVERABILITY: (EM David Date of a second & the second second set (a second set and set and set)

UN 15: GOVERNMING LAW; SEVERABILITY: 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 and the state of the state of the state of the Contract and the contract and the state of the s This Contract snau be governed by the tame of the owned of south of south of severable.

SECTION 16-2 REPRESENTATIONS; CONDITION OF PROPERTY 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, Buyer accepts the land, buildings, improvements, and all other aspects of the property, and any personal property sold under this contract, in their present contractor are in 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 defects, without any representations or warranties; expressed or implied, unless they are expressly set forth in this Contract or are in the set of the set As is: Present condition includes latern detects, without any representations or warranges; expressed or any new unwas despessive sector of the regulatory ordinances writing signed by Seller. Buyer agrees that Buyer has ascertained, from sources, other than Seller, the applicable zoning, building; housing, and other regulatory ordinances

writing signed by Seller, buyer agrees that buyer has ascertained, non sources, build, plateoner, us approace 20 mg, showing, and ourse regulatory or unances and laws as they may affect the present use or any intended future use of the and laws, buyer also adjees to accept the property with this awareness of these oronitalices and laws or ordinances. The second second

REDEMPTION PARAGRAPH

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TELLECIES ON DEFAUL

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Subject to the right of redenption arising from a Decree of Foreclosure in Case Number 85-309 CV in the Circuit Court of the State of Oregon for the County of Klamath , in accordance with ORS 23:560 Said redemption period ends September 19, 1986 In "the" Case of such "redemption," seller shall "refund buyer" the "purchase price, plus interest, almonte rate of unit for the per annum. will, be reduced by \$271.00 per month as a reasonable rental for the use of the property. Survey of the sproperty. The temedits pro-ded above shall not avaluate any other evended for any other are at addition to any other and

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THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY LANS AND RESULTIONS. DEFORE SIGNING ON AGGET INSTITUMENT, THE PERSON ACCOUNTING FEE UIT SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIES 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 this coordinate is the entire, that, and complete agreement of the parties pertaining to the sale and purchase of the property. The occument 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.

For Selection in an application of the start of control start of assigned, subcontracted, or for Selection by Selection on the start of control start of assigned, subcontracted, or any contracted in the selection of the start of control start of assigned, subcontracted, or any contracted in the selection of the start of the start of the selection of the start of the selection of the selection of the start of the start of the selection of the start of the selection of the sel BUYER(S) 64100 the start of the second

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1.1.0.4. (Date 194

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O Page 4 of 5 - 110

C07618 CONTRACT NO.

814 1886 Q'MO Personally appeared the above named. W Eck Donald and acknowledged the foregoing Contract to be his (their) voluntary act and deed. 09380 Before me? My Commission Expires SELLER: Telling and the Director of Veterans' Affairs By Fred Blan Sefeld Manager Loan Servicing/Processing Title STATE OF OREGON County of____ Deschutes July 29 19 86 Personally appeared the above named _ Fred Blanchfield 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 authority of its Director. antistantiester. Kinda Kiniman Notary Public For Oregon KYRA Ô Before me: 1-1-90. My Commission Expires: CONTRACT OF SALE FOR COUNTY RECORDING INFORMATION ONLY STATE OF OREGON: COUNTY OF KLAMATH: SS. Filed for record at request of _______ 4th the A.D., 19 86 day 3:04 PM., and duly recorded in Vol. at _ o'clock **M86** Deeds of _ 13710 on Page Evelyn Biehn, County Clerk \$21.00 FEE By AFTER RECORDING, RETURN TO: DEPARIMENT OF VETERANS AFFAIRS 155 NE Revere Bend OR 97701 C07618 CONTRACT NO. Page 5 of 5 12