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	1. PUNCHASE PRICE PAYMENT			66:240 L7103
property.	TOTAL PURCHASE PRICE. Buyer a	grees to new Selles ma	44,500.00	17103
1.2	Davas	Sener the sum of \$	44,000.00	
	PAYMENT OF TOTAL PURCHASE PR	RICE. The total numbers		, as the total purchase price for t
Self	PAYMENT OF TOTAL PURCHASE PR ler acknowledges receipt of the sum of \$	11.500 00	be paid as follows:	
				Payment on the purchase price. nt, Form 590-M, signed this date. Completion of the agree t be subtracted from the purchase price por subtracted
the contract	t balance	ty in accordance with the Property In	nprovement Agroom	- shiften on the purchase price.
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The	balance due on the Contract			psyment on the purchase price. nt, Form 590-M, signed this date. Completion of the agree to be subtracted from the purchase price nor subtracted fro
Normal		\$	Shall be an	•••
Novem	ber 1-1 Hag	36 The initial payments shall be \$	Ciril De pa	the subtracted from the purchase price nor subtracted fro id in payments beginning on the first day o
necessary for	pay an amount estimated by Seller to be	The initial payments shall be \$	277.00	a that day o
The	and a substantents.		uyer also shall nav to	Sallar inclouing interest. In addition to that
the payment	of taxes and any ments on this Contract she	all change if the		Seller on demand any additional amounts which may be
balance due d				Sessments -t
1.3	of taxes and assessments will not be held on the Contract. When Seller pays the taxe TERM OF CONTRACT This is a2	s or assessments, that amount will	ays Seller for taxes an	Seller on demand any additional amounts which may be sessments change. The money baid by Buyer to Seller for assessments, that payment will be subtracted from the ce due on the Contract.
		year Contract and the final -		ce due on the Contract
solvency of the	e Department of Veterans' Affaire	te during the term of this Contract		(month, day)
The initial annu	ual interest rate	her may periodically change the inter	variable; it cannot incr	October 1 2011 (month, day) (year) rease by more than one (1) percent except to maintain the ative Rule pursuant to the provisions of ORS 407.375 (4).
1.5	PRE DAVAGENES	rcent per annum.	Administra	ative Rule pursuant to the provisions of OPS 407 and
	THE TAIMENIS BUNGE MAN			
unless Seller n	PLACE OF PAYMENTS. All payments to	Seller shall be	the Contract at any tir	me without penalty. t 700 Summer Street, N.E., Salem, Oregon 97310-1201,
conditions, and	Provisions of the	total purchase article		t 700 Summer Street, N.E., Salem, Oregon 97310-1201, Contract and performances by Buyer of all other terms, all warrant marketable title, except for those liens and ther the date of this Contract.
incumbrances	Provisions of the Contract, Selier shall de referred to on page one of this Contract at OSSESSION; MAINTENANCE	eliver to Buyer a Warrante property	as provided for by this	Contract
	and the second and th	nd those placed upon the property	ich Warranty Deed sh	all warrant marketeria
	COSCOSIUN; MAINTENAMOR			the date of this Contract
2.1	POSSESSION BUNGE AND			contract.
Suyer will perm	it Seller and its agents to enter the	possession of the property from an	al	
30) consecutive	e days.	y at reasonable times, to inspect the	o anter the date of this	s Contract. It is understood, and agreed, however, that not permit the premises to be vacant for more than
2.2	MAINTENANCE, BUYAT Shall kons and		property. Buyer shall i	s Contract. It is understood, and agreed, however, that not permit the premises to be vacant for more than thirty which shall be placed on the property, in good condition tents or alterations without the prior written conserved.
eller Except for	er shall not permit any waste or removal	ings, other improvements, and lands	Cape now ovieting	the more man thirty
0.0	or domestic use, Buyer shall not permit the	Cutting or remember of make any	substantial improvem	which shall be placed on the property, in good condition
ontest in good f	aith any such requirements	Derty. In this compliance, Business	es, regulations, direct	tions rules and attached
opardized.	y - convequirements and withhold c	ompliance during any proceeding in	li promptly make all re	ents or alterations without the pricerty, in good condition and gravel, without prior written consent of lions, rules, and other requirements of all governmental equired repairs, alterations, and additions. Buyer may ppeals, so long as Seller's interest in the property is not
ECTION 3. INS	URANCE	Processing, m	cluding appropriate ap	opeals, so long as Seller's interact in the
21				set in the property is not
dorsements re	quired by Seller) on an actual	shall get and keep policies of the		ind extended coverage endorsements (and any other insurance shall be in an amount sufficient to avoid ctive interests may appear.
plication of any	equired by Seller) on an actual cash value (co-insurance clause. Insurance shall be n is, Buyer shall give immediate notice to Sel a, Seller may obtain insurance, and add the	basis covering all improvements	nsurance with standa	rd extended coverage endorsers
he event of los	is, Buyer shall give immediate notice to Set	hade with loss payable to Seller and	Buyer as their room	I'd extended coverage endorsements (and any other i insurance shall be in an amount sufficient to avoid ctive interests may appear. ithin fifteen (15) days of the loss. If Buyer fails to keep tost shall be payable to Seller on demand
or anice in tolCe	, Seller may obtain insurance	ier. Seller may make proof of loss if	5 - 1 do their respe	ctive interests may appear
OLC AP	PLICATION OF PROCEEDS All provide	and buildince due on the Con	tract. The insurance of	the loss. If Buyer fails to keep
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Page 2 of 5

6.2 . REP		Selier may take any one or more of the following s A, including interest, immediately due and payable	
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(b) 100 (b) 100 (b)	Declare the entire balance due on the Contract Foreclose this Contract by suit in equity: Specifically enforce the terms of this Contract Exercise the rights and remedies a	Selier may take any one or more of the following si A, including interest, immediately due and payable	teps:
(C)	Specifically enforce the terms of this Contract Exercise the rights and remedies of a source	and payable	17104
(d)	Exercise the rights and remedies of a source	by suit in equity; party as provided by the Uniform Commercial Code, titutes personal property in which Seller has a sec il not exceed five (5) cents per dollar of the payment	
(e)		harts as	
	10 days after it is due	titutes personal property in which Seller has a sec il not exceed five (5) cents per dollar of the payment re days after Seller gives written notice to Buver of complished seller gives written notice to Buver of	Seller may exercise these rights and remodiate
(f)	Declare this Contract to be void to	concerning (5) cents per dollar of the payment	in the event Runs of the
	then due under this Contract is tendered or an	re days after Seller gives written not	and overn buyer fails to make any payment with
An ang si si si si	to Seller by Burger The Seller	Soller about to the time stated. At the and	Seller's intention to do so unless it
(g)	Appoint a receiver Seller as reas	ionable rental of the present to immediate possess	he thirty (30) days, all of Buyer's rights updated
	the property exceeds the amount of the bate	re days after Seller gives written notice to Buyer of complished prior to the time stated. At the end of the r. Seller shall then be entitled to immediate possess conable rental of the property up to the time of defa appointment of a receiver as a matter of right. It doe due on the Contract. Any receiver appointed may se pon taking possession of all or any part of the proj Mduct business on the property and make pos-	ault.
1 Construction of the	(i) Use Use the serving as a receiver, U	appointment of a receiver as a matter of right. It do due on the Contract. Any receiver appointed may so pon taking possession of all or any part of the pro induct business on the property and make ner ment are property.	as not matter whether or not the
	improvements that is the second secon	ue on the Contract. Any receiver appointed may se pon taking possession of all or any part of the proj Mduct business on the property and make ner s, and profits from the property and apply such such	Perty the strong Employment by Seller shall and
1	(ii) Collect all rents, revonues	ment are proper; s, and profits from the property and apply such sun the property, at Seller's option. To complete these	Cessary expendit
	and management;	and profits from the property and	expenditures for all maintenance and
	Complete any construction in progress on funds, employ construction in progress on	the such such such such such such such such	ns to the necessary expenses of use
and the devices party	If the revenues	the property, at Seller's option. To complete that changes in plans and specifications that Seller dea are insufficient to pay expenses, the receiver may	Constant of Use, operation,
	receiver deems necessary. These	ire insufficient to pay expensions that Seller dee	ins appropriate
	this Contract. Amounts borrowed from or a	changes in plans and specifications that Seller de are insufficient to pay expenses, the receiver may to all be used for the purposes stated in this paragraph dvanced by Seller shall bear interest at the same ra proved or advanced until the amount is repaid a	Sorrow, from Seller or otherwise
	demand.	proved or advanced by Seller shall bear interest at the same ra	n. Repayment of such sums shall be secure di
(h) Ek	Bct to collect all rents, revenues, income in	all be used for the purposes stated in this paragraph dvanced by Seller shall bear interest at the same rai proved or advanced until the amount is repaid. An and profits (the "Income") from the property ways	anount borrowed about a second by
Bu	iver's sight and college the property and college the	income") from the	i a of ouger on
ott	er upon to conect the income from the press	mounte from the property in the	er due now or later put
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Coll	ection and the state of the of not any proper and	Voers to Seller in response to a	uyer also gives Seller as
remedies.	NONEXCLUSIVE. The remedies provide	lirectly to Seller. If the income is collected by Selle, to endorse rent or fee checks in Buyer's name. Bi or other users to Seller in response to Seller's der hunds for the demand existed. Seller shall apply th is due from Buyer to Seller under this Contract. e shall not exclude any other remodi-	te income first to the exposed
SECTION 7 OF LAND	a cost provided above	unds for the demand existed. Seller shall apply the is due from Buyer to Seller under this Contract. a shall not exclude any other remedies provided by	superises of renting or
SECTION 7. SELLER'S RIG	3HT TO CURE		y law. They are in addition to any other such
reimburse Seller for all amo	orm any obligation required of it under this Cast	ract, Seller may, without notice, take any steps ne on by Seller shall not constitute a waiver of the defa	
may have on account of Bu	yer's default.	ract, Seller may, without notice, take any steps no	
SECTION 8. WAIVER		of the defa	cessary to remedy such failure. Buyer shall
Failure of either and			any other right or remedy which Seller
breach of any provision of th	/ at any time to require performance of any provis	sion of this Contract shall not limit the party's right t ic breach. It does not apply to the provision itself.	
SECTION	to ochiract, the waiver applies only to that specif	ion of this Contract shall not limit the party's right	
SECTION 9. INDEMNIFICAT	ION	to the provision itself.	o enforce the provision. If a party waives a
of the ever de	fend, indemnify, and the	A GREED WAS A LOCATED	
out of or in any way connected	uct with respect to the property or any condition	y claim, loss, or liability arising	
defend such actions or proce	adings through labour events or claims, against w	of the property. In the event of any litigation	connected with Buyer's hoseenaine
SECTION IN SUCCESSION	er (uppmonps yerom)ent an ably satisfac	ly claim, loss, or liability arising out of or in any way. of the property: In the event of any litigation or pro- hich Buyer agrees to defend Seller, Buyer shall, up tory to Seller.	Deeding brought against Seller and arising
otherwise transferred, volunta	binding upon and for the benefit of the	heir successors, and assigns. But no interest of Bu ant of Seller. Consent by Seller to one transfer shall der this Contract from the date of the transfer	resist and
or waiver of this section.	ily or involuntarily, without the prior written const		
As a condition to such	consent. Seller mente	ant of Seller. Consent by Seller to one transfer shall der this Contract from the date of the transfer shall be increased to the amount necessary to reti- provision shall be void and of no effect with respect	iver shall be assigned, subcontracted
or in Section 1, 1.3, in this Cost	to increase monthly payments Monthly Monthly	der this Contract from the date of the transfer shall der this Contract from the date of the transfer shall s may be increased to the amount necessary to retii provision shall be vold and of no effect with respect to Setter. Any other person at any time obligated modifications will not in any way release dischard	not constitute consent to other transfers
nd consent to any and all exte	Act. Any attempted assignment in violation of this	may be increased to the amount passed. An	y increase in the internet
erson at any time oblight	ich notice and consent. Any this Contract granted	provision shall be void and of no effect with respect	Te the obligation within the time provided
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TRANSFED SER		woonarge	e, or otherwise affect the torms of mis
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able to Seller. The amount of	the fee shall be presented, subcontracted	Of other	
CTION 12 NOTION	er under this Contract is assigned, subcontracted, the fee shall be prescribed by Seller's duly adopt	or otherwise transferred, a fee to cover administrated Oregon Administrative Rule 274-20-440.	tive company
Any police			costs will be immediately due and
stage prepaid and address	thract shall be in writing and shall be attended	hen actually delivered in person or ten (10) days a or such other address as either party may designa	
	o me party at the address stated in this Contract	hen actually delivered in person or ten (10)	
-0760		or such other address as either party may decima	ifter being deposited in the U.S. mail
CONTRACT NO.			written notice to the other.
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SECTION 18 STAIL	be fully on the closing and prior to the closing		
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ASIS Provide accepts the land, buildings	NON OF PROPERTY	able.	onflicts with applicable law
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acknowledged the foregoing (Contract to be his (their) volu	Intary act and deed.
		Before me: Pamela Brencer 2178725
		Notary Public For Oregon 2 3
		My Commission Expires: $8/(6/88) = 4710$ N
		SELLER: Director of Veterans' Affairs
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