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AGREEMENT OF SALE

Vol. 178 Page 17148

THIS AGREEMENT

July 1986, made and entered into this principal office at Pacific Tower, Suite 938, 1001 Bishop Street, Honolulu, HI 96813, hereinafter called KITONA AND REBECCA MAE KITONA, HUSBAND AND WIFE AS TRUSTEES, Seller, and called Buyer: since she is legally non alienable and has no children, hereinafter

WITNESSED, that the Seller, in consideration of the payments to be made by the Buyer and the conditions and covenants to be kept and performed by him, as hereinafter set forth, agrees to sell and the Buyer agrees to buy, the real property:

Lot 5, Block 3 in PINE RIDGE ESTATES,
 Unit 1, Klamath County, State of Oregon, E1/2 of
 Section 27, T.34S, R7EW.

SUBJECT TO: Covenants, conditions and restriction of record.
the sum of Two (2) Dollars

For the sum of TWELVE THOUSAND Dollars, in lawful money of the United States of America and the Buyer, in consideration of the premises, promises and agrees to pay the Seller the aforesaid sum of money, for all of said real property as follows, to wit:

FOUR HUNDRED Dollars upon
execution and delivery hereof, the receipt whereof is hereby
acknowledged, and the balance of
EIGHT HUNDRED SIX HUNDRED Dollars in
installments, including interest on all unpaid principal from date
hereof until date of payment at the rate of 7.0 per cent per
annum. The first installment
ONE HUNDRED THIRTY-TWO AND 00/100 Dollars or more, to
be paid SEPTEMBER 17, 1986, and a like amount, or
more shall be paid on the same day of each month thereafter until
the balance of principal and interest has been paid in full. The
amount of the final payment, however, shall be the total of the
principal and interest then due. All payments to be made by the
Buyer and shall be paid with lawful money of the United States of
America.

IN ADDITION, IT IS AGREED AS FOLLOWS, TO WIT:

1. Possession, shall be delivered to the Buyer upon the execution and delivery of this agreement, unless otherwise provided herein.

2. The Buyer shall

2. The Buyer shall pay all taxes and assessments from date hereof and assessed and levied against said property hereafter, unless otherwise specified herein.

3. The Seller on receiving payment of all amounts of money mentioned herein shall execute a warranty deed for said property in favor of said Buyer and shall deliver said deed to said Buyer. As of the date of delivery of deed, the Seller shall supply the Buyer with a Policy of Title Insurance of show the title to said property to be merchantable and free from taxes, assessments, liens and encumbrances, except such thereof as are set forth herein. Buyer shall pay for said evidence of title unless otherwise set forth herein.

4. Should the Buyer fail to

4. Should the Buyer fail to make said payment or any thereof when due or fail to comply with the conditions, covenants and agreements set forth herein, the amounts paid hereon may be retained by the Seller as the consideration for making this agreement and thereupon the Seller shall be released from all obligation in law or equity to convey said property and any occupancy of said property thereafter by said Buyer shall be deemed to be and be a tenancy at the pleasure of the Seller and said Buyer shall never acquire and expressly waives any and all rights or claims of title because of such possession.

5. Should the Seller sue the Buyer to enforce this agreement or any of its terms, the Buyer shall pay a reasonable attorney's fee and all expenses in connection therewith.

6. The Seller reserves the right to deliver the deed, at any time during the term hereof, and the Buyer, in lieu of cash, shall execute and deliver to said Seller, or his nominee, a note for all amounts of money then unpaid and said note shall be secured by a Deed of Trust on said property and said Buyer shall likewise execute and deliver said Deed of Trust concurrently with the delivery of said note.

7. The waiver by the Seller of any covenants, condition or agreement herein contained shall not vitiate the same or any other covenants, condition or agreement contained herein and the terms, conditions, covenants and agreements set forth herein shall apply to and bind the heirs, successors, and assigns of each of the parties hereto. Time is the essence of this agreement.

8. All words used in this agreement, including the words Buyer and Seller, shall be construed to include the plural as well as the singular number and words used herein in the present tense shall include the future as well as the present and words used in the masculine gender shall include the feminine and neuter.

SELLER:

By Robert R. Clinton - President

By Gene C. Kanahoe

Buyer(s):

Samoa Kitona

Rebecca Mae Kitona

Grantor's Name and Address:

Rainbow Realty, Inc.

Pacific Tower, Suite 938

1001 Bishop Street

Honolulu, HI 96813

State of Hawaii

City and County of Honolulu

Grantees' Name and Address:

Samoa Kitona and Rebecca Mae Kitona

2109C Acacia Place

Honolulu, HI 96818

On this 17 day of SEPTEMBER, 1986,

before me personally appeared

ROBERT R. CLINTON and

GENE C. KANAOHUE, to me

personally known, who being by me duly sworn,

did say that they are the President and

Secretary, respectively, of Rainbow Realty, Inc.,

and that the seal affixed to the instrument is

the corporate seal of the corporation, and that

the instrument was signed and sealed in behalf

of the corporation by authority of its Board of

Directors, and ROBERT R. CLINTON and

GENE C. KANAOHUE acknowledge the

instrument to be the free act and deed of the

Corporation.

[Signature]

Notary Public, State of Hawaii

My commission expires: August 25, 1988

STATE OF OREGON,

County of Klamath ss.

Filed for record at request of:

on this 23rd day of Sept., A.D., 19 86

at 9:54 o'clock A. M. and duly recorded

in Vol. M86 of Deeds Page 17148

Evelyn Biehn, County Clerk

By [Signature]

Deputy.

Fee, \$9.00