68127 Vol. Pane 20604 DEPARTMENT OF VETERANS' AFFAIRS 20865 CONTRACT OF SALE as the fetal purchase price for the PAYMENT OF TOTAL PURCHASE PRICE TO BRIDDED FOR STRIPS PAYOR TO A STRIPS OF A S DOCALL STANSON VEGOS RECOVERS STANSON STANSON November 15 1880 cuyer sind make in provenents as the property marcordspace with the Property Impy oversign agreed con ani io aulav ent (i0815.1048.0016) inamenlikory tupik entritatas ilia albega koroni noco sancipo serenco vill AT (6. 30336 EX to textuod out no sun singled est BETWEEN: edition phindips that inserting the tree The State of Oregon. SELLER 1999 Diget that key an about of deficient to be sufficient to pay lokes, than due. Buter also shall pay to Select on appoint anothing which nev be Director of Veterans: Affairs (Next 16 find and 18 of 18 managota is perched to remy to the secon The top isometry on the control with the Control with the interior and the control with the ilnamesocae bus govel tal holo 3 eyeg wyoG nenW. ralid2 yd synesiad blid od fortliw. Dogos he la, bus evyt to marka Lag Robert L. Bugg edi man betasuldi. Ed iliv isem vi ide dinancesese bus galebra talega says salur a aspecate de esta di promothy Dorothy O; ir Bugg ic aud poince ed to bebbe ad to mount but stagenesses in session and the entre terms of the edition of the edit of the edition of the edition of the edition of the edition of Buyer to Se: GNA tyco darconi The Capture of the product of the pr The Department of the Section of the On the terms and conditions set forth below, Seller agrees to sell and Buyer agrees to buy the following described real property (the: "property"): and a reserve out the analytic analytic constitution of the state of the analytic state of the uniesa Saidi, deste willign dages et dus ertic ingen paymente at some other place CARGANTY SEPLE. INFORDER, proceed to the total purchase page for the property as provided for by the Contract and purformer case by Buyer of sit carestainers. The E1/2 E1/2 of Government Lot 15 Section 14, Township 36 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon. TOGETHER, with the stollowing a described modile as home, which, his, firmly affixed to the property: Year/1983; Make/Fuqua-Landmark; Size/28% x 70%; Serial Number/8007649. repronts. Engineback condiding, all armprovements, and landscape now existing, they did to place to a till property, in pec dominon o program that we will be cut for the authorise to superior and an enterior with the program of the program of Commission contents on a long and parent the couper or removal of any tooks, concerned any southern grown without prior written consent of Spilical COMPLANCE WITH LANGE BUYER BYOUGHY COMPLEME COMPRISE COMPRISED SHORE RECEIONS, rules, and other requirements of governmental Subject only to the following encumbrances: A highest depotent the feeth soughtened and a feeth feeth and the second and the second and the feeth and the second and the feeth and the second and the feeth and the Subject to rules and regulations of Fire Patrol District. Rights of the public in and to any portion of said premises lying within the limits of consol parametric for the survey of the surv store. But the center of the center of the series of the properties it Buyer tails to do so within the properties of Buyer tails to Fagor Rights of way granted to The California Oregon Power Company by instrument recorded in Deed Book 93# at page 552 year some you ben't a list of your order no example of your to also some the construction of the con to toom persulation and the second of the properties of the properties of the persulation Caper agones and a control reasons be comedified in the caper of Bayer observed that being a control of the property of the property. Caleer and hade a sufficient announced that Consects to day or since on the contract, and shall begin to be a surface of consects which have not been on the contract of which followed to be a surface of consects which have not been one out which the surface of consects which have not been one out to be a surface of consects which have not been one out to be a surface of the consects which have not been one out to be a surface of the consects which have not been one of the consects which have not been decreased which have not been one of the consects which have not fedbuld by the grant purious issifted a rich supplies to some some the content of the second first one than the content of the HEARDS TERRINAS & MOTEST the continued and the service are purposed the bracesty. Edyer and Seler shall share in the rendendables proceeds in proportion to the values of these Attention by the first of the business of the bost postering of the first of the fi TAX STATEMENT: see a second of the Unitern Commercial Code with respect to any parameter properties EXAT. Until a change is requested, all tax statements shall be sent to: Department of Veterans Affairs

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SECTION Y. PURCHASE PRICE: PAYMENT		2000-	SOUTH AND TO THE APPLICATIONS AT THE SECOND
1:1 TOTAL PURCHASE PRICE: Buyer agrees to property.	O nev Seller the	ൂ _{ട്ടു} 20605	
property. 1.2 PAYMENT OF TOTAL PURS		04,000 /AH1//CJ	as the total purchase price for the
TO AL PUNCHASE PRICE TO	he total purchase price shal	be paid as follows:	
Buyer shall make improvements to the property in acc upon improvements will satisfy the equity requirements of OR the contract balance.	cordance with the Property !	MDrovement Agreement Source	n the purchase price.
upon improvements will satisfy the equity requirements of OR: the contract balance.	S 407.375(3). The value of th	e improvements will not be subtra	cted from the purchase price por subtract
The balance due on the Contract of \$	33,000 none o	1244 H	proofice subtracted from
회가의 회가 되는 경찰에 하나 때 그는 것 같아요? 그 사이를 다른 것이라면 모든 제속에 하는데 함께 함께 다른 것이다.	ant the	shall be paid in pay	ments beginning on the first day of.
December 138 1986 The	initial payments shall be \$	10111 006 yg	
necessary for payment of the taxes or assessments	" to pay taxes, when due.	Buyer also shall nev to College	n, including interest. In addition to that amount.
The total monthly payments on this Contract shall chan the payment of taxes and assessments will not be held in rese balance due on the Contract. When Seller pays the taxes or as	on if the lea	e -, to doi:e, ui	osmand any additional amounts which may be
the payment of taxes and assessments will not be field in rese balance due on the Contract. When Seller pays the taxes or as 1.3 TERM OF CONTRACT. This is a 20	rve by Seller. When Buyer	es or if the taxes and assessments	change. The money paid by Suver to Salloya-
balance due on the Contract. When Seller pays the taxes or as 1.3 TERM OF CONTRACT. This is a	isessments, that amount wi	be added to the balance due on	nents, that payment will be subtracted from the
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1.4 INTERESTRATE. The annual interest rate durin solvency of the Department of Vetorans' Affairs. The Seller may The Initial annual interest rate shall be 9.0	10 the term of this Cook		(month, day) (year)
solvency of the Department of Vetorans' Affairs. The Seller may The Initial annual Interest rate shall be 9.0 percent	y periodically change the int	s variable; it cannot increase by m	ore than one (1) percent except to maintain the
801 PHE-PAYMENTS. Buyer may prepay all or annu-		공항의 장계를 하다면서 하는데 다른다.	되었다. 그리스 사람들은 얼마를 가면 하는 것이 없다면 하다.
unless Seller gives written notice to Buyer to make payments at	shall be made to Departmen	t of Veterans' Affairs as 700	penalty ortioned box annot argin ()
PLACE OF PAYMENTS. All payments to Seller sunless Seller gives written notice to Buyer to make payments at 1.7 WARRANTY DEED, Upon payment of the test.	some other place.	Analis at 700 Sumi	mer Street, N.E., Salem, Oregon 97310-1201.
TOPS TUTTO	se placed upon the property	or suffered by River efforthed	t marketable title, except for those liens and
Buyer will permit Seller and its agents to entire the property at rea (30) consecutive days. 2.2 MAINTENANCE Buyer shall be said to entire the property at rea (30) consecutive days.	isonable times, to inspect th	e property. Buyer shall not permit	It is understood, and agreed, however, that
99 MANUTENIANA -		대학교 (A. Bartiera : President : President 를 보고 있다.	Willy usus around for more man willy
Seller. Except for domestic use. Buyer shall not permit any waste or removal of the i	improvements, and land	Iscape now existing, or which sha	be placed on the property, in good condition
23 COMPLIANCE	a or removal of any trees, u	Or removal of any sand and and	The prior written consent of
2.3 COMPLIANCE WITH LAWS. Buyer shall promptly authorities applicable to the use or occupancy of the property. I contest in good faith any such requirements and withhold complia jeopardized.	comply with all laws, ordina	nces, regulations, directions, rules	s, and other requirements of all con-
Jeopardized.	any proceeding.	including appropriate as-	The accidence of the second of
SECTION 3. INSURANCE	Patrol Distric	9717 30 and Lat	long as Seller's interest in the property is not
70 3.1 100 PROPERTY DAMAGE INSURANCE BUILDS OF THE		ar ar y ing Envisoring	en auch teiler of Apeliane, -
n 3.1 j property DAMAGE INSURANCE. Buyer shall endorsements required by Seller) on an actual cash value basis application of any co-insurance clause. Insurance shall be made	get and keep policies of fire	e insurance with standard extend	led coverage endorsements (and any extra-
In the event of loss of the second	iogo payable to Seller a	DO BUNOT OF ALLE	an amount sufficient to evoid
insurance in force. Seller may obtain insurance and add the seek	eller may make proof of loss	if Buyer fails to do so within fiftee	n (15) down at all
repair or replace the dome	ly insurance on the property		TOTAL TO COURT OU COURTO
Buyer from the insurance	y in a manner satisfactors t	Calland Committee Committe	100503 to restore the property Divine about
balance due on the Contract.	e repair or restoration of the	property, shall be used to pay t	ds which have not been paid out within 180
SECTION 4. EMINENT DOMAIN			userest and then the principal
If a condemning authority takes all or any portion of the pr	Operty Ruyer and Calles at		
If a condemning authority takes all or any portion of the pr respective interests in the property. Sale of the property in ileu of co SECTION 5. SECURITY AGREEMENT	ondemnation shall be treate	an snare in the condemnation products	oceeds in proportion to the values of their
This instrument to			
This instrument shall constitute a security agreement within description of the property. Upon request of Seller, Buyer shall exectlibe the statements at Buyer's expense. Without further authorization under the terms of this Contract, Buyer shall, within three (3) days of	the meaning of the Uniform	Commercial Code with respect to	80V Dersonal program
flie the statements at Buyer's expense. Without further authorization under the terms of this Contract, Buyer shall, within three (3) days of SECTION 6. DEFAULT	in from Buyer, Seller may a	statements in the form required b	y the Uniform Commercial Code and shall
under the terms of this Contract, Buyer shall, within three (3) days of SECTION 6. DEFAULT	f receipt of written demand	from Seller, assemble the persons	act as financing statements. Upon default
6.1 EVENTS OF DEFAULT. Time is of the essence of the	alt Joans sandas p	K A A SALE	A moo it available to Selier.

700 Sun mer Blisst, NE EVENTS OF DEFAULT. Time is of the essence of this Contract; A default shall occur under any of the following circumstances:

month period Seller has already sent three (3) notices to Buyer concerning non-payment or late payment under this Contract.

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)-

(b)

- REMEDIES ON DEFAULT. In the event of a default, Seller may take any one or more of the following steps: But groups (Cu(a) groups the entire balance due on the Contract, including interest, immediately due and payable: Ton signify, on (b) it is Foreclose this Contract by suit in equity, burning a second a gradual state of the second secon
 - Exercise the rights and remedies of a secured party as provided by the Uniform Commercial Code. Seller may exercise these rights and remedies with respect to any part of the property which constitutes personal property in which Seller has a security interest.
 - Choose to impose a late charge. The charge will not exceed five (5) conts per dollar of the payment in the event Buyer fails to make any payment within **(f)**
 - 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 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 contract shall 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
 - 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 highes those third to immediate possession of the property. All payments previously made 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 appointment of a receiver as a matter of right. It does not matter whether or not the apparent value of the contract.
- 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 disqualify a person from serving as a receiver. Upon taking possession of all or any part of the property; the receiver may: disquality a person from serving as a receiver, upon taking possession or all or any pert of the property, the receiver may.

 Improvements that in the receiver's luddement are proper; and make necessary expenditures for all maintenance and inca base steeper sou incomes a meetic took of the firsts, is tooklessed, the first
 - Improvements triat in the receiver's judgement are property.

 Collect all rents, revenues, income, issues, and profits from the property and apply such sums to the necessary expenses of use, operation,
- and management;

 Complete any construction in progress on the property at Seller's option. To complete that construction, receiver may pay all bills, borrow if the revenues produced by the property are insufficient to property at Seller's option. To complete that construction, receiver may pay all bills, borrow Papas Albina year alinea asmo h Illings, employ commanders, and mand only bigings in plants and specimentarial man center 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 receiver deems and account of such sums can be supposed by the property are insufficient to pay expenses, the receiver may borrow, from Seller or otherwise, such sums as If the revenues produced by the property are insufficient to pay expenses, the receiver may porrow, from sener or otherwise, such sums as facilities contact. Amounts because from or advanced by Salter shall be are interest at the same rate as the belong on the Contact. Interest shall be secured by 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 paid by British and the same rate as the balance on this Contract. Interest shall be paid by British and the same rate as the balance on this Contract. 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 and collect the Income from the property in the avent of default, and at any time beneather. Soller may revenue. Elect to collect all rents, revenues, income, issues, and prolits (the "income") from the property, whether due now or later. Prior to detault, 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 operate and manage the property and collect the Income from the property. In the event of default and at any time nereaster, belief 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 a receiver. Seller may notify any tenant or the property of the Income in the Power i 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 the change in Buyer's name. Buyer also gives Seller as the properties of the properties of the change in Buyer's name. Buyer also gives Seller as the properties of the propert 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 attornay-in-fact and gives Seller permission to endorse rent or fee checks in Buyer's name. Buyer also gives Seller permission to negotiate to Caller in response to Caller Buyer's attornay-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
- 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 demand existed. Seller shall apply the Income first to the expenses of renting or payments are made, whether or not any proper grounds for the definant existed. Senier sman apply 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. SECTION 7. SELLER'S RIGHT TO CURE

If Buyer falls to perform any obligation required of it under this Contract, Seller may, without notice, take any steps necessary to re-nedy such failure. Buyer shall not constitute a waiver of the default or any other right or camedy which Seller. If Buyer falls to perform any obligation required of it under this Contract, Seller may, without notice, take any steps necessary to remedy such failure. Buyer shall may have on account of Buyer's default.

May be default or any other right or remedy which Seller shall not constitute a waiver of the default or any other right or remedy which Seller. SECTION 8. WAIVER

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 Pailure or either party at any time to require performance or any provision or this contract stan not him, the party's right breach of any provision of this Contract, the waiver applies only to that specific breach. It does not apply to the provision itself.

SECTION 9. INDEMNIFICATION O MOLTALOW N. THE MUNICIPAL DESCRIPTION OF A PROPERTY OF A The 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 a conduct with respect to the property on any content of the property of the prop The 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 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 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 definitions of proceedings through legal counsel reasonably satisfactory to Seller, Buyer agrees to defend Seller, Buyer shall, upon notice from Seller, vigorously resist and selections of proceedings through legal counsel reasonably satisfactory to Seller, Buyer shall, upon notice from Seller, vigorously resist and selections are selected proceedings through legal countries and selections of the property in the event of any litigation or proceeding brought against Seller and arising definitions of the property in the event of any litigation or proceeding brought against Seller and arising definitions of the property in the event of any litigation or proceeding brought against Seller and arising definitions of the property in the event of any litigation or proceeding brought against Seller and arising definitions of the property in the event of any litigation or proceeding brought against Seller and arising definitions of the property in the event of any litigation or proceeding brought against Seller and arising definition of the property in the event of any litigation or proceeding brought against Seller and arising definition of the property in the event of any litigation or proceeding brought against Seller and arising definition of the property in the event of any litigation or proceeding brought against Seller and arising definition of the property in the event of any litigation or proceeding brought against Seller and arising definition of the property in the event of any litigation or proceeding brought against Seller and arising definition of the property in the event of any litigation or proceeding brought against Seller and arising definition of the property in the event of any litigation or proceeding brought against Seller and arising against Seller and arising against Seller and arising against Seller and arising against Sell

Sections to Successor in Fig. 3.

GVO:This Contract shall be blinding upon and for the benefit of the parties; their successors; and assigns. But no interest of Buyer shall be assigned, subcontracted, or inhands or involuntarily, without the prior written consent of Seller. Consent by Seller to one transfer shall not constitute consent to other transfers. OVOCThis 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 or waiver of this section. Association of the management of the companies of the com

ver of this section.

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 cit shall entitle the Seller to increase monthly navments. Monthly payments may be increased to the amount necessary to retire the obligation within the time provided. 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 assignment in violation of this provision shall be void and of no effect with respect to Seller. Buver hereby waives notice of 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 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 the contract or anted by Seller. Any other person at any time obligated for the performance of the terms of this 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 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 needly waives such notice and consent. Any such extensions or modifications will not in any way release, discharge, or otherwise affect the liability of any 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 person at any time obligated under this Contract. Any such extensions or modifications will not in any way release, discharge, or otherwise affect the liability of any SECTION 11. TRANSFER FEE

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 If any interest of the Buyer under this Contract is assigned, subcontracted, or otherwise transferred, a fee to cover 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 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. 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 S COURSE AND ATTORNESS	5 Tarry 1985 1985 1985 1985 1985 1985 1985 1985
SECTION S COSTS AND ATTORNEY FEES SEGRET OF THE CONTROL OF THE CON	20607 Some action, judicial or otherwise, to enforce or interpret terms of this Contract. Should such action: Sich expenses reasonably incurred in taking such action. Such expenses shall include, but are institutively only proports, provided.
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INTEGR OASSIN Junty of Sag Drega)	November 16186 2060
rsonally appeared the above named Robert d acknowledged the foregoing Contract to be like (their	November 161986 20606 Th. Ross and Dorothy O. Buss Ovoluntary act and deed.
OFFICIAL SEAL W W CORT NOTARY PUBLIC - CALIFORNIA SAN DIEGO COUNTY	Before ms: Sefore ms: Notary Public For Oreg
My comm, expires MAY 16, 1990	SELLER:
	Director of Veterans' Affairs By Treat Standifield Fred Blanchfield Manager, Loan Servicing/Loan Processin
TE OF OREGON) ss	Title October 3086
onally appeared the above named Fred Blanc being first duly sworn, dig say that he (shekis duly aut	
ority or its Director.	Before me:
(C)	My Commission Expires: 08.79.90 Notary Public For Oreg
	CONTRACT OF SALE
OR COUNTY RECORDING INFORMATION ONLY	
TE OF OREGON: COUNTY OF KLAMATH:	SS.
d for record at request of	the 13th da 11:38 o'clock A M., and duly recorded in Vol. 186
THE SECOND PROPERTY OF A SECURITION OF THE PROPERTY OF THE PRO	Evelyn Biehn, County Clerk

C08063 CONTRACT NO.

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