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Seller, the TOTAL PURCHASE PRICE. Buyer agrees to pay Sel 1.1

property

PAYMENT OF TOTAL PURCHASE PRICE. The total purchase price shall be paid as follows: from Buyer, as down payment on the purchase price. 1.2

Seller acknowledges receipt of the sum of \$ 4,000 Buyer shall make improvements to the property in accordance with the Property Improvement Agreement, Form 590-M, signed this date. Completion of the agreedupon 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 balance. nones() in esshall be paid in payments beginning on the first day of The balance due on the Contract of \$28,000ent ripportitions ve

each, including interest. In addition to that amount, 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 assessments will not be held in reserve by Seller. When Buyer pays Seller for taxes and assessments, that payment will be subtracted from the

the payment	Tebruary and contract. When Seller pays the taxes or assessments, that amount will be added to us because of the Seller pays the taxes or assessments, that amount will be added to us because of the Seller pays the taxes or assessments.	/ 1. 200/
balance due	on the Contract. When Seller pays the taxes or assessments, that amount will be added to the taxes of Februar	
1.3	TERM OF CONTRACT. This is a <u>20</u> 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).

The initial annual interest rate shall be 9.0____ percent per annum.

1557 1.5. PRE-PAYMENTS. Buyer may prepay all or any portion of the balance due on the Contract at any time without penalty. 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, unless Seller gives written notice to Buyer to make payments at some other place.

1.7. 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

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

MAINTENANCE. Buyer shall keep all buildings, other improvements, and landscape now existing, or which shall be placed on the property, in good condition (30) consecutive days. 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.

PROPERTY DAMAGE INSURANCE. Buyer shall get and keep policies of fire insurance with standard extended coverage endorsements (and any other SECTION 3. INSURANCE 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 or 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.

This instrument shall constitute a security agreement within the meaning of the Uniform Commercial Code with respect to any personal property included within the SECTION 5. SECURITY AGREEMENT 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 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

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- 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)-6.1

 - month period Seller has already sent three (3) notices 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 (a)
 - receiving Notice of Default from Seller. Such Notice shall specify the nature of the default. (b)

C08549 CONTRACT NO.

62 REMEDIES ON DEFAULT. In the event of a default, Seller may take any one or more of the following steps: A status no. (a) and Declare the entire balance due on the Contract, including interest, immediately due and payable; of Frontice no. (4) kan becare the entre balance one on the contract. (focuond) marines, minusularly, one and payaon for the foreclose this Contract by suit in equity, be many some appreciate its (reg increding the solution of the contract by suit in equity. Specifically enforce the terms of this 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 respect to any part of the property which constitutes personal property in which Seller has a security interest. 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) cents per dollar of the payment in the event Buyer fails to make any payment within 10 days after it is due. 2605 10 days after it is due. 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 rue 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 (1) 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 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 to Seller by Ruyer may be kent by Seller as reasonable rental of the property up to the time of default. to Seller by Buyer may be kept by Seller as reasonable rental of the property up to the time of detault. 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 oronertv exceeds the amount of the balance due on the Contract. Any receiver appointed may serve without bond. Employment by Seller shall not (a) 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 of the balance due on the Contract. Any receiver appointed may serve without bond. Employment value of discussion of all or any part of the property without bond. Employment by Seller shall not the property exceeds the amount of the balance due on the Contract. Any receiver appointed may serve without bond. Emplo disqualify a person from serving as a receiver. Upon taking possession of all or any part of the property, the receiver may: imp 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 improvements that in the receiver's ludgement are proper; improvements that in the receiver's judgement are proper; Collect all rents, revenues, income, issues, and profits from the property and apply such sums to the necessary expenses of use, operation, and management: (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. (iii) Complete any construction in progress on the property, at Seller's option. To complete that construction, reindex, employ contractors, and make any changes in plans and specifications that Seller deems appropriate. tunds, 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 receiver deems necessary. These sums shall be used for the nurboses stated in this paragraph. Repayment of such sums shall be secured by If the revenues produced by the property are insufficient to pay expenses, the receiver may borrow, from Seller or otherwise, such sums are 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 renaid. Any amount borrowed shall be baid by Buyer on the charged from the date the amount is borrowed or advanced until the amount is renaid. Any amount borrowed shall be baid by Buyer on the charged from the date the amount is borrowed or advanced until the amount is renaid. Any amount borrowed shall be baid by Buyer on the charged from the date the amount is borrowed or advanced until the amount is renaid. Any amount borrowed shall be baid by Buyer on the same rate as the balance on the borrowed or advanced until the amount is renaid. Any amount borrowed shall be baid by Buyer on the same rate as the balance on the borrowed in the same rate as the balance on the borrowed shall be baid by Buyer on the same rate as the balance on the borrowed borrowed shall be baid by Buyer on the borrowed shall be baid by Buyer on the barrowed by B 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 demand. demand. 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 (h) 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 Buver'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 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 tended 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 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 Buver's attorney-in-fact and gives Seller permission to endorse rent or fee checks in Buver's name. Buver also gives Seller germission to negotiate 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 riemand shall satisfy the obligation for which the 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 faes. Payments by tenants or other users to Seller in response to Seller's demand shall satisfy the obligation for which the navments are made, whether or not any proper grounds for the demand existed. Seller shall apply the Income first to the expenses of renting or 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 anv) to payment of sums due from Buver 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 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 rea 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. 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 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 shall not constitute a waiver of the default or any other right or remedy which Seller Seller Seller shall not constitute a waiver of the default or any other right or remedy which Seller SECTION 8. WAIVER Tailure 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 of any provision of this Contract, the waiver applies only to that snecific breach. It does not apply to the provision itself. Failure of either party at any time to require performance of any provision of this Contract shall not limit 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 MOITA JOLY & 1431.0381.2011 2012 MIL GOLD CONTRACTOR STATE OF ST FIGURES INCENTION OF MOTALICITY AND ADDRESS IN BUT IN USB CORD OF THE SUCCESS OF BUT TO BUT TO BUT ADDRESS TO A TO A DRESS OF A DRES Buyer shall forever defend, indemnify, and hold Seller harmless from any claim, loss, or llability arising out of or in any way connected 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 soler and arising 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 defend such actions of proceedings through legal coursel reasonably satisfactory to Seller. All to approximate the property is the property is the property in the event of any litigation or proceeding brought against Seller and arising to approximate the property is the property is the property in the event of any litigation or proceeding brought against Seller and arising to approximate the property is the property is the property in the event of any litigation or proceeding brought against Seller and arising is the property is the property is the property in the event of any litigation or proceeding brought against Seller and arising is the property is the pr SECTION 10. SUCCESSOR INTERESTS 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 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 or waiver of this section. 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 ct 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 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 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 welves 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 weives notice of and consent to any and all extensions and modifications of this Contract oranted by Seller. Any other person at any time obligated for the performance of the terms of this terms of this contract. 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 weives 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 weives 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 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. 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 le to Sallar. The amount of the fee shall be orescribed by Seller's duly adopted Oregon Administrative Rule 274-20-440. If any interest of the Buyer under this Contract is assigned, subcontracted, or otherwise transferred, a fee to cover adm 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 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. CATO SAL

Page 3 of 5

COSTS AND ATTORNEY FEES segera polycalor and to another and yes large yes large yes large set of the thore set of Tuber 1. 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 Events hav occur that would cause beller 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 + limited to the following costs: the second s ninter mention subsections and in the section of th en demonstration and the second of the reports/gravity seconds and the demonstration of the second states of the second states and the second states 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. SECTION 14: SURVIVAL OF COVENANTS to restrict of another of ballying of note linds index of the restrict of the second statement of ballying of note linds. The second statement of ballying of note linds. DN 14: SURVIVAL OF COVENANTS Any covenants, the full performance of which is not required prior to the closing or final payment of the purchase price, shall survive the original payment of the purchase price, shall survive the second and the purchase price is the purchase price is the purchase price. Such covenants shall be fully enforceable thereafter in accordance with their terms, before a disclose the purchase price. Such covenants shall be fully enforceable thereafter in accordance with their terms, before a disclose the purchase price. Such covenants shall be fully enforceable thereafter in accordance with their terms, before a disclose the purchase price. Such covenants shall be fully enforceable thereafter in accordance with their terms, before a disclose the purchase price. Such covenants are a such as the purchase price is the purchase price. Such covenants are a such as the purchase price is the purchase price. Such covenants are a such as the purchase price is the purchase price. Such covenants are a such as the purchase price is the purchase price is the purchase price. Such covenants are a such as the purchase price is the purchase price is the purchase price. Such as the purchase price is the purchase price is the purchase price is the purchase price. The purchase price is the purchase price. The purchase price is the purchase price i 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 shall not affect any other provision and, to this end, the provisions of this Contract are severable. Applying the vector of this contract connects of the severable. SECTION 16. REPRESENTATIONS; CONDITION OF PROPERTY 16 21 Fland out (part in the cast which is a start in the cast 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 condition. AS IS: Present condition includes latent delects, 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 or warranties, expressed or implied, unless they are expressly set form in this contract or are in writing signed by Seller. Buyer agrees that Buyer has ascertained, from sources other than Seller, the applicable coning, building, housing, and other regulatory ordinances writing signed by Selier. Buyer agrees that Buyer has ascertained, from sources other than belier, the applicable zoning, building, nousing, 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 and naws, suyer also agrees to accept the property with full awareness of these oroinances and laws as they may affect the present use o property. Buyer agrees that Seller has made no representations with respect to such laws or ordinances; e sent article and an article and an article and an article and a sector article and an article and an article and an article and a sector article and an article and an article and a sector article and an article and a sector arti and isomer contract to the portowed transford by ballet some pear interest on the same rate of the parameter of any second of the contract of the parameter of the The Control resolution is with respect to such laws or ordinances; a sector of the sector interest of the sector of the and any structure structure should beads, and proving the "indone") from the property, whether it is non-on-on-the Provind detault. Buyin man be used and subtly the property and solied the broads from the property. In the event of detault and at the time poreatien, Select may revise a structure and subtly and property and solied the broads. 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Sallor shall the transmission and the evidence of the transmission of the state of the transmission of transmission of the transmission of transmission of transmission of the transmission of transmi The states provided by the remedies provided above shall not exclude any other remades provided by the They are a manded to any other such Fans 1949 1994 for the Contract Self a end, without nonce, 1949 any areas accessary to partnedy such takens and Here reformed to the the test of the test of the test water more water to the test of BROODY AND A PROMA A MERSONE s seven you as it includes of the conduct of the control when not limit to party or for the conduct of the conduct of the control o No. to a tryate to 2010-00 6 55 years anel is special and the feature of a special respective for the statement of the special sectors of a special s Breach was president of the special respective on the special special special special special special special sp 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 PHOPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OB ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY LAWS AND REQULATIONS, DEFORE SIGNING UNADOLES ING FRIEND FROMENT, THE FERSON ACQUIDING FEELTHE 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 arteanarteana conspilar administra sours demant. Baharting inwaka balanting **tring Contrant** ion the as a of the substance of the ондонования на нарячестваще на пашеной церования сочанны со са неконали во Хеш пашайескимали познацию очнали 19 осточные спорт па нарячествание спорточные соносности са неконали во Хеш пашайескимали. Познаком очнали Contraction of the second seco BER RETERATE OF STOLEN STOLE the set in a Contract the set of a standard of set and the set of the state of the comparison of a strang and unserve energies when adulary new ered in particles that the case to capacitod in the U.S. The state of the comparison of an energy of the oddress ensued in the Correct or such other address as when party in by designate by written a create to the cone to the c han sonos es concas CONTRACT NO. 04.544 Page 4 of 5

STATE OF OREGON 2607 -County of_) 85 Klamath Personally appeared the above named Timothy Alvin Ketcham and Traci Leann Ketcham and acknowledged the foregoing Contract to be his (their) voluntary act and deed. 51.10 NOTARY 坱 PU Jandia Handroko Before me: S 3 FIFEOF My Commission Expires: 7/23/89 Notary Public For Oregon SELLER: Director of Veterans' Affairs 21 Gary Albin Manager, Loan Servicing/Loan Processing Act STATE OF OREGON Title County of_ Deschutes SS February 10 Personally appeared this above named <u>Gary Albin</u> and, being first duly sworm fold say that he (stex) is duly authorized to sign the foregoing Contract on behalf of the Department of Veterans' Affairs by 19 87 authority of its Bireotor. 2 NOTION WINDLESS CO. = -Ίß Before me: Notary Public For Oregon My Commission Expires: の名・この・タロ CONTRACT OF SALE FOR COUNTY RECORDING INFORMATION ONLY AFTER RECORDING, RETURN TO: Department of Veterans' Affairs 155 NE Revere Avenue Bend OR 97701 C08549 CONTRACT NO. Page 5 of 5

KETCHAM, Timothy A. C08549

ADDENDUM TO CONTRACT OF SALE

2608

Encumbrances:

 Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
 Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.

3. Reservations as set forth in Deed: Granted to
Dated Recorded Book Page
3. Reservations as set forth in Deed: D. M. Smith and Herman Smith, his wife and R. C.
b. M. Smith and Herman Smith, his wife and R. C.
1. November 1, 1940
1. November 20, 1940
1. 133
2. 293

4. Reservations as set forth in Deed: Granted to
D. M. Smith, his wife and R. C. Dale and Lillian Dale, his wife
D. M. Smith, his wife and R. C. Dale and Lillian
Dale, his wife
October 8, 1941
April 10, 1945
175
201

5. Reservations as set forth in Deed: Granted to : Willia K. Vannice, et ux. Book : August 3, 1953 Page : 206

6. Conditions, restrictions as shown on the recorded plat of Sunnyland.

STATE OF OREGON: COUNTY OF KLAMATH: s