

CONTRACT OF SALE
S. FITE 31067

DATE: June 2, 1987

BETWEEN

The State of Oregon
by and through the
Director of Veterans Affairs

SELLER

AND

Jeffrey Elton Koptan
Kenneth Lynn Koptan

BUYERS

On the terms and conditions set forth below, Seller agrees to sell and Buyer agrees to buy the following described real property (the "property"):

Lot 6, Block 9, NORTH KILPATRICK FIELDS, in the County of Clatsop, State of Oregon.

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JUN-10
1987

2. Subject only to the following encumbrances:

1. Regulations, including taxes, liens and utility assessments of the City of Clatsop Falls.

2. Conditions, restrictions as shown on the recorded plat of North Clatsop Fields.

WITNESSETH

That a change is required, all the statements shall be sent to: Department of Veterans Affairs
The Director of _____
Oregon Veterans Building
700 Summer Street, NE
Salem, Oregon 97301-1201

SECTION: PURCHASE PRICE PAYMENT

1.1 **TOTAL PURCHASE PRICE.** Buyer agrees to pay Seller the sum of \$ 25,000.00 in the total purchase price for the property.

1.2 **PAYMENT OF TOTAL PURCHASE PRICE.** The total purchase price shall be paid in cash. Seller acknowledges receipt of the sum of \$ 1,000.00 from Buyer as down payment on the purchase price.

Buyer shall make improvements to the property in accordance with the Property Improvement Agreement, Form 9498-1, attached to this Contract. Completion of the agreed improvements shall satisfy the equity requirement of the FIDUCIARY ACT. The reason of the improvements will be the satisfaction that the purchase price has been paid from the contract balance.

The balance due on the Contract of \$ 24,000.00 shall be paid in payments beginning on the first day of

July 1997. The first payment shall be \$ 200.00 each, including interest in addition to the amount. Buyer shall pay an amount estimated to be sufficient to pay taxes when due. Buyer shall also pay to Seller or payee any additional amounts which may be necessary to payment of the taxes or assessments.

The property taxes payable on this Contract shall include the interest and charges of the taxes and assessments. The taxes shall be paid by Seller to the payment of taxes and assessments and shall be paid in advance by Seller. Other taxes shall be paid by Seller to the taxes and assessments. The payment shall be subtracted from the balance due on the Contract. When Seller pays the taxes or assessments, the interest of the balance due on the Contract.

1.3 **TERMS OF CONTRACT.** This is a 30 year Contract and the first payment is due June 1, 1997.

1.4 **INTEREST RATE.** The interest rate shall be the rate of the Contract's interest rate and shall be the rate of the Contract's interest rate. The interest rate shall be the rate of the Contract's interest rate. The interest rate shall be the rate of the Contract's interest rate. The interest rate shall be the rate of the Contract's interest rate.

1.5 **PRE PAYMENTS.** Buyer may prepay any or portion of the balance due on the Contract at any time without penalty.

1.6 **PLACE OF PAYMENTS.** All payments to Seller shall be made to Department of Treasury, Office of Tax Services, Room 412, 1000 Virginia Avenue, Suite 412, Washington, D.C. 20540.

1.7 **ASSIGNMENT OF CONTRACT.** Upon payment of the first payment for the property, the property shall be assigned to the Seller and shall be paid by Seller to the payment of taxes and assessments. The property shall be assigned to the Seller and shall be paid by Seller to the payment of taxes and assessments. The property shall be assigned to the Seller and shall be paid by Seller to the payment of taxes and assessments.

SECTION: POSSESSION AND MAINTENANCE

2.1 **POSSESSION.** Buyer shall be entitled to possession of the property from the date of the Contract. It is understood and agreed between the Buyer and Seller that the Seller shall be responsible for the property and shall be responsible for the property. Buyer shall be responsible for the property and shall be responsible for the property.

2.2 **MAINTENANCE.** Buyer shall be responsible for the maintenance and repair of the property. Buyer shall be responsible for the maintenance and repair of the property. Buyer shall be responsible for the maintenance and repair of the property.

2.3 **COMPLIANCE WITH LAWS.** Buyer shall be responsible for the compliance with the laws of the property. Buyer shall be responsible for the compliance with the laws of the property. Buyer shall be responsible for the compliance with the laws of the property.

SECTION: INSURANCE

3.1 **PROPERTY DAMAGE INSURANCE.** Buyer shall be responsible for the insurance of the property. Buyer shall be responsible for the insurance of the property. Buyer shall be responsible for the insurance of the property.

3.2 **EXPLOSION PROCEEDS.** Buyer shall be responsible for the explosion proceeds of the property. Buyer shall be responsible for the explosion proceeds of the property. Buyer shall be responsible for the explosion proceeds of the property.

SECTION: SURETY BOND

4.1 **SURETY BOND.** Buyer shall be responsible for the surety bond of the property. Buyer shall be responsible for the surety bond of the property. Buyer shall be responsible for the surety bond of the property.

SECTION: SECURITY AGREEMENT

5.1 **SECURITY AGREEMENT.** Buyer shall be responsible for the security agreement of the property. Buyer shall be responsible for the security agreement of the property. Buyer shall be responsible for the security agreement of the property.

SECTION: DEFAULT

6.1 **EVENTS OF DEFAULT.** There is a default of the Contract if the Buyer fails to pay any of the payments or interest.

- 6.2 **REMEDY.** If the Buyer fails to pay any of the payments or interest, the Seller shall be entitled to the property and shall be responsible for the property.
- 6.3 **REMEDY.** If the Buyer fails to pay any of the payments or interest, the Seller shall be entitled to the property and shall be responsible for the property.

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12. **REPRESENTATION AND WARRANTY.** Seller represents and warrants that the property is free of all liens and encumbrances, except those shown on the title insurance policy.

- (a) Seller represents and warrants that the property is free of all liens and encumbrances, except those shown on the title insurance policy.
- (b) Seller represents and warrants that the property is free of all liens and encumbrances, except those shown on the title insurance policy.
- (c) Seller represents and warrants that the property is free of all liens and encumbrances, except those shown on the title insurance policy.
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- (s) Seller represents and warrants that the property is free of all liens and encumbrances, except those shown on the title insurance policy.
- (t) Seller represents and warrants that the property is free of all liens and encumbrances, except those shown on the title insurance policy.
- (u) Seller represents and warrants that the property is free of all liens and encumbrances, except those shown on the title insurance policy.
- (v) Seller represents and warrants that the property is free of all liens and encumbrances, except those shown on the title insurance policy.
- (w) Seller represents and warrants that the property is free of all liens and encumbrances, except those shown on the title insurance policy.
- (x) Seller represents and warrants that the property is free of all liens and encumbrances, except those shown on the title insurance policy.
- (y) Seller represents and warrants that the property is free of all liens and encumbrances, except those shown on the title insurance policy.
- (z) Seller represents and warrants that the property is free of all liens and encumbrances, except those shown on the title insurance policy.

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13. **WARRANTY OF TITLE.** The warranty provided herein shall not include any other warranty provided by law. The law of the State of New York shall apply.

SECTION 14. ENTIRE AGREEMENT.

This Agreement and the documents referred to herein constitute the entire agreement between the parties. No oral agreement or understanding shall be binding on the parties.

SECTION 15. REMEDY.

Remedy at law or in equity shall be the sole remedy of the parties. No action shall be brought in any court of law or equity.

SECTION 16. ASSIGNMENT.

This Agreement shall be binding on the parties and their heirs, assigns, and assigns. No assignment shall be made without the written consent of the other party.

SECTION 17. SEVERABILITY.

If any provision of this Agreement is held to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals at the City of New York, on the 1st day of January, 1999.

SECTION 18. SIGNATURE.

The undersigned hereby certifies that the foregoing is a true and correct copy of the original as the same appears in the records of the County of New York.

SECTION 19. NOTICE.

Notarized under the Great Seal of the State of New York, on the 1st day of January, 1999.

~~CONFIDENTIAL~~

SECRET

- ~~CONFIDENTIAL - SECURITY INFORMATION~~
- ~~CONFIDENTIAL - SECURITY INFORMATION~~
- ~~CONFIDENTIAL - SECURITY INFORMATION~~
- ~~CONFIDENTIAL - SECURITY INFORMATION~~
- ~~CONFIDENTIAL - SECURITY INFORMATION~~

SECTION 7. FEDERAL OF CITIZENSHIP

SECTION 2. REVENUE - INDEMNITY.

SECTION 2. INCORPORATION OF THE CHARTER.

SECTION 1. REPRESENTATIONS, WARRANTIES AND COVENANTS

THE UNIVERSITY OF CHICAGO

[illegible]

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF ANY LOCAL ORDINANCES, LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ASSUMING THE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

THE SECRETARY OF THE ARMY, WASHINGTON, D. C. 20315

TO: [REDACTED] FROM: [REDACTED] SUBJECT: [REDACTED]



~~Jeffrey E. H. H. H.~~
Jeffrey E. H. H. H.

James E. Foster

Handwritten signature: *Herbert Hoover*

1944

STATE OF OREGON

County of Clatsop

June 2, 1957

9501

Personally appeared the above named Deedors: Edwin Anderson and Robert James Anderson
and acknowledged the foregoing instrument to be their voluntary act and deed.

John H. Anderson
My Commissioner Expires 1958-12-31

SEAL

Director of Veterans Affairs

Frederick H. Anderson
Fred H. Anderson
Director, Oregon State Department of Veterans Affairs

STATE OF OREGON

County of Clatsop

May 23, 1957

Personally appeared the above named Fred H. Anderson
and being first duly sworn, did say that he is duly authorized to sign the foregoing instrument in behalf of the Department of Veterans Affairs of the State of Oregon.

Fred H. Anderson
My Commissioner Expires 1-1-59

CONTRACT OF SALE

FOR COUNTY RECORDING INFORMATION ONLY

STATE OF OREGON COUNTY OF CLATSOP

First for record is report of Anderson Title Company to W on
at June A.D. 19 57 at 4-112 volume 3 W. and date recorded is Vol. W-1
at Deeds in Page 1447

SEE 122-10

Deed to Edwin Anderson from Robert James Anderson
by Edwin Anderson

AFTER RECORDING RETURN TO

Department of Veterans Affairs
115 NE Square Avenue
Salem, OR 97301

019555

CONTRACT NO