	i <b>19</b> 09/7	HTE 3		
والمحاج والمراجع والمحاج والمح	OF VETERANS' AFFAIRS	00 000 50	Vol. Mg/1	Page. 19096
se price for the	SU / OL	00,000,18 CONTRACT OF SAL	승규는 승규는 승규에 가슴에 가슴을 가지 않는다.	
특히 가격에 가지 않아 있다. 특히 가지 않는 것이 있다. 특히 가지 하는 것이 있다.		vichase more shall be ha <b>ld as follow</b> ay	승규는 이 가격을 받으셨다. 이 가지 않는 것	yenn en beraal fan te
DATED:	October 16, 19	ering nyoc es refuel mol/ 187		u de la companya de l
- Debisis 800 10 00	ក់កិត្តរក់ស្តី សូវសាស ការ សូវសេស ស្តែ ស្ត្រី សេស សេស សេស សេស សេស សេស ស្ត្រី សេស សេស សេស សេស សេស សេស សេស សេស សេ	(พ.3) (10) Propored Interos <mark>ement Agreement, For</mark> 5(3), The value of Cio interosement <mark>s viell not be st</mark>	senedicione en give song en la prime. S CHAR ESCI in equiparities (region).	fétersjanan julian kanalisa inak Beleven inak
BETWEEN	#41 ac 60000000 21090000	00.00	3 <b>. 7</b> 2	n an ann an Airteanna 1 Airtean Airteanna Airteanna
같은 11년 20년 11년 11년 11년 11년 11년 11년 11년 11년 11년 1		by and through the	888 - 1997 -	SELLER <sup>® Capho</sup>
dmiorris farit of r	, store is residen generation date Right remains we branch as a Right remains we	Director of Verenerality, Anality .		an a
AND:Software	Allen B. Titus	andeen hon geval and it is expressingly the with	sili Pasinala lasta di dina hari ne	et and a second second
masted boo too	. Valerje D.o Titus	as the asystem of respectively and the system of a second and a second with the second second state of a second seco	t go evidena na tra 1 so fon levi di i ansata estra desta cibieven rali od Cts	negaran baya ya shekar u sanegar 1949 ya mataka ka 19 Ingana (Karatar III) shekar ya Shakatar ya 1970
2	Husband and Wife	and a second of the second		
		កនិត្តនេះក្មេរបានស្ថាន នៅក្នុងស្រាក ក្មេរស្វាទីទី ក្រុមស្រី ក្រោះក្មារត្រូវជាចិងរដ្ឋ អាចារីខ្មែរស្រីសេទីដី ទីជួរទៅបានកែទី	g da grad de calacter de la company galacter de la comp	BUYER(S)
			0,2 1993/00/06/199	a 1997 - Martin Martin, and Martin Martin 1997 - Martin Martin, and Martin Martin, and Antonio Martin, and Antonio Martin, and Antonio Martin, and Antonio
On the terms	s and conditions set forth	below, Seller agrees to sell and t	Buyer agrees to buy the	following described real
Pipporty (un	방영성 전 가지는 것으로 한 것을 못했다.		and the state of the second second second	(a) A property of the second state of the s
승규는 이 것은 것은 것이 같아요. 승규는 것을 많은 것을 했다.	the state of the second of the state of the second s	e proce for the property as provided for by Hils Cr at a Warranty Deed, Such Warranty Deed shee	the Marine Annual Marine and Marine and Annual Street Cold	승규는 방법을 가지 않는 것을 위해 한 것이라. 이 것이라는 것이다.
SEE A	ATTACHED ADDENDUM	าะปราวมุปรี va เหมูปในอาว สายปองรุงกา กอาม (าง เราราวมุปรี va เหมูปในอาว สายปองรุงกา กอาม (าง	DREAS ON DUSTON AND STATES	n an
fe <b>ct</b> osvervati lat	serves boy boots when all the work	of the property born at a stor the date of this t	numerica of Column 146 in 19	enera acessan con sona aces. eletto entre est
្នុក្រឡាលាវ ទេលា ទ	operate and of submericing a final solution of the	ວກ ໃນເຈົ້າ ເຊິ່ງເຊິ່ງ ເຊິ່ງ	ใหญ่หม่ะ 1) จูเห็ญกัญ 31 เลือก การ -	regulation of photos and a sub-
is geodecodeon	i.ynegong erit no bese's del istre freih w sona erit hundlist en deseter o eth	ຖະກິດຈະການເຖິງ, ລາດ ໂຄກູດ້ວຍລວດ ກົດພ້ອງເວົ້າເຖິງ, ດາ ພາ ຈະກະບານ, ກໍດາ ກາງເຮັດ ຄຸດງີ, ຣົມວີຮູ້ເວັ້າໄດ້ເປັນເຖິງກາງຈາກສາ	i istia spriotici da anaxier is olani, est to folomer lo store co	al intersection of the star as not being alternations
nel os to too	ad grave with the brinn written cores	o base yna lo isvomen fin leesti yns is isvosia Isvosis landsing i leefford saal is il wrig	ing product of the real ton the re-	2월 국왕, 이가는 가지 한 것을 가지 않는 것을 주
Subject only	to the following encumbr	ាទទាន សារណ៍ខ្មែរ ខេទា សារសារ សារសារសារសារ rances: ចុះប្រុសសារ ខេត្ត សូមភាព សារសារសារ ប្រទេសនេស្តរបាន ពួកដល់ភាព សារសារសារ សារសារសារ សារ	affet, staars on togen geven	standard and which we start
tan sukuedord ku	2 U 15 51 9 11 5 1919 9 2 1 5 10 1 4 1 5 19 10	1998 ARTARTARIS BELEVISION - PLANARS - LAS GARAS		
1. Regula	ations, including le	evies, assessments, water	and irrigation rig	hts and easements
for d 2. Regula	itches and canals, c	of Klamath Irrigation Distevies, liens, assessments	trict. rights of way and	easements of the
South	Suburban Sanitary [	District. and as per Ordin	nance No. 29, recom	ded May 24, 1983
	ok M-83 at page 8062 M-86 at page 9346.	2 and as per Ordinance No.	. 30, recorded May	30, 1986 11
3. Covena	ants, easements and	restrictions, but omittin	ng restrictions, in	any, based on
ost straces	color, religion or of: Recorded: Augus	national origin, imposed st 4, 1945 Book: 178 Pag	by instrument, inc	LUGING THE CERMS
				no en el ser companya de la consecta. La constanta arregada el seconsolo d
રેલ્લા છે કેલ્લાંગ છે	ar a contractora r contro na contern	neonos can hi ocarle canto callado ora calcado y fer No esti fo presento calcado estilación estar suco	and the second secon Second second	angan sa katalan sa ka Katalan sa katalan sa k
				an an tha an trainin an trainin an trainin. An 1987 - Nachard Anna an trainin a
S 1 S 1 S 2 S 1 S 2 S 1		ных вобо и славать Содинасти Сена инн. 1994 г. славо Сенать Содинасти Сена инн.	and the second second second second second	
in in the second dependent of the second	Is requested, all tax statements	shall be sent to: Department of Veterans Tax Division CCO	9660	
		700 Summer Street, NE		en gante e en en e
	an a how on the second s	nes lo yes adder lo Salem; Oregon 97310-1	201/ the address and a stand of the second	er a talena a fallan a sa talendar 1918 - Galeria da sa talendar
<u>ê</u> re	Polyment and the Contract.	១៩៩១៩ ខេ ដ៏សុខក្នុ សារតែសារ៉ាត្ន ១០៦ ប្រសូវដែក ១៩ ២៩ ។ គ. ខេ-ទ ដែលម្អា <mark>ថា</mark> ថា សីសសិម្មា ៤ ក្នុងសារមក: ៦០%៣	e da santa teda vitenda ini ina n	Constant Constant
್ಷ ಕ್ಷೇತ್ರ ಮುಗ್ಗೆ (1913-1913) ಸ	geographie also est one participante de la construir de la construir de la construir de la construir de la cons La construir de la construir de	ning and substantial and substantial states of the sub-	HIGHE MERSENTER STOLL	tan in an
611-M (11-85)		: 2017: 1974 전쟁은 1994 - 1995 - 1995 - 1995 - 1995 국무료 등 가능하는 것은 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 -		Page 1 of 5

15

**^** 

	TRUIE 3TA. , 1000-
sedicia	GUACHASE PRICE: PAYMENT
1.1 property.	TOTAL PURCHASE PRICE. Buyer agrees to pay Seller the sum of \$ 37,000.00
1.2	PAYMENT OF TOTAL PURCHASE PRICE. The total purchase price shell be pride a fun
Selle	ar acknowledges receipt of the sum of \$
The	vements 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 purchase
Decen	iber and in payments beginning on the first day of
Buyer shall p necessary fo	nber 19 87
The tr	otal 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 of taxes and assessments will not be held in reserve by Seller. When Buyer pays Seller for taxes and assessments, that payment will be subtracted from the on the Contract. When Seller pays the taxes or assessments, that amount will be added to the balance due on the Contract The taxes and assessments.

is, that amount will be added to the balance due on the Contract. November 1, 2012 TERM OF CONTRACT This is a \_\_\_\_\_year Contract and the final payment is due

1.4 INTEREST RATE. The an				(month, day)	(vear)
solvency of the Department of Veterans'	Affoire The O	term of this Contract is val	riable: it cannot increase his	<u>- 명</u> 명 : 영향 - 영향 : 영향 : 영향 : 영향 : 영향 : 영향 : 영향	())
1.4 INTEREST RATE. The an solvency of the Department of Veterans'	Analis. The Seller may perio	dically change the interest	trate by Administration	more than one (1) percent excer	t to maintain the
solvency of the Department of Veterans' The initial annual interest rate shall be	9.0		Administrative Rul	e pursuant to the provisions of (	ORS 407.375 (4)

---- percent per annum.

IS OF 1.5 OF 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. 17

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 21 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 (30) consecutive days.

MAINTENANCE. Buyer shall keep all buildings, other improvements, and landscape now existing, or which shall be placed on the property, in good condition 22 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, atterations, 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

## SECTION 3. INSURANCE

3.1

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

## 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.

## SECTION 5. SECURITY AGREEMENT

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

- FM davide norshie feb 6.1
  - 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)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 receiving Notice of Default from Seller. Such Notice shall specify the nature of the default.

(b)

ADDENDUM TO CONTRACT OF SALE

A tract of land in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the East and West quarter line which lies North 88° 57' East a distance of 1084.5 feet from the iron axle which marks the one quarter section corner common to Sections 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian and runs thence: continuing North 88° 57' East along the East and West quarter line a distance of 135 feet to an iron pin; thence North 1° 12' West parallel to the West section line of said Section 11 a distance of 331.4 feet to a point; thence South 88° 57' West parallel to the East and West quarter line a distance of 135 feet to a point; thence South 1° 12' East a distance of 331.4 feet; more or less, to the point of beginning, being in the S'SSWANW; of Section 11, Township 39 South, Range 9 East of the Willamette Meridian.

EXCEPTING THEREFROM any portion lying within Winter Avenue.

Tax Account No. 3909-11BC-6400 Key # 551833.

C-09660 CONTRACT NO.

# 19100

Tonets hut southing up

- REMEDIES ON DEFAULT. In the event of a default, Seller may take any one or more of the following steps: D.2 REMEULES UN DEFAULT III un avenu un a venaum senen may taxe auty une un intere un une une une une une une senen autoritation de contract, including interest, immediately due and payable; Specifically enforce the terms of this Contract by suit in equity:

  - (e)

- Spectrically emorce are terms or tills 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 response to any part of the property which constitutes parconal property in which Celler has a contribution terms.
- respect to any part or the property which constitutes personal property in which belier rias 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

To days arer 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 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 to be void the contract to be contract. At the end of the thirty (30) days, all of Buyer's rights under this contract to be contract. At the end of the thirty (30) days, all of Buyer's rights under the contract to be contract. 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 Seller act by Seller contract on the property in to the time of default. to Seller by Buyer may be kept by Seller as reasonable remail or the property up to the time or default. 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 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 by Seller shall not discussify a parent from caving as a receiver. I from taking passession of all or any part of the property, the receiver may the property exceeds the amount of the balance due on the Contract. Any receiver appointed may serve without bond. Emph disquality 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 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, (iii)
- 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.

(h)

6.2

(f)

(a)

(ii)

Tunds, employ contractors, and make any changes in plans and spacifications 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 deams produced by the property are insufficient to pay expenses, the receiver may borrow, from Seller or otherwise, such sums as the produced 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 borrow, from Seller or otherwise, such sums as receiver deems necessary. These sums shall be used for the purposes stated in this paragraph. Repayment of such sums shall be secured by Seller shall be received at the belonce on this Contrast Interest at the belonce on the belonce on the Contrast Interest at the belonce on the belonce on the Contrast Interest at the belonce on the be 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 accured to a balance on this Contract. Interest shall be accured to a balance of the provide the the same rate as the balance on this Contract. Interest shall be accured to a balance on this Contract. Interest shall be accured to a balance on this Contract. Interest shall be accured to a balance on this Contract. Interest shall be accured to a balance on this Contract. Interest shall be accured to a balance on the contract. Interest shall be accured to a balance on the this Contract. Amounts borrowed from or advanced by Selier 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 Genraliu. 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 nonerate and manage the property and collect the income from the property. In the event of default and at any time bereafter. Seller may revoke 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 River's right to collect the income from the property. Seller may collect the income either through itself or a receiver. Seller may revoke any test of the income either through itself or a receiver. Seller may revoke any test of the income either through itself or a receiver.

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 team of the uncome is collected by Seller the Seller of the income is collected by Seller then Buyer income by designed as the 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 the income is collected by Seller, then Buyer irrevocably designates Seller as the income is collected by Seller. The Buyer irrevocably designates Seller as the income is collected by Seller. The Buyer irrevocably designates Seller as the income is collected by Seller. 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 rante or fees. Beyments by teaching of other upons to Seller to reaconnecto Seller designates to seller the ability of the seller to seller the seller to seller the seller to seller the seller to sell 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 demand shall satisfy the obligation for which the neumants are made, whether of not any proper accurde for the demand evicted. Seller shall apply the locome first to 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 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 (it shull to payment of eurors due from Buyer to Seller under the Contract.

REMEDIES NONEXCLUSIVE. The remedies provided above shall not exclude any other remedies provided by law. They are in addition to any other such 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 use 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 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 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 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 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 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 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 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 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 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 shall not construct a waiver of the default or any ot

# SECTION 8. WAIVER

6.3 remedies.

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

Failure of either party at any time to require performance or 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 C INCLASSIVE MITHIDATUM CAME SHIT WE DEGISCOGO TRADORS AND ION 9. INDEMNIFICATION C CONTACTIVE VIET TO A CONTROL SHE WITH THE OUTPOINT OF THE OUTPOINT OF

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 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 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 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 defend such actions or proceedings through legal counsel reasonably satisfactory to Seller.

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 therwise transferred voluntarily or involuntarily without the prior written consent of Seller. Consent by Seller to one transfer shall not constitute consent to other transfers 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. 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 of about an increase on the interest rate under this contract from the date of the transfer. Any increase in the interest rate under this of about an increase on the contract from the date of the transfer. Any increase in the interest rate under this of a bout an increase on the contract from the date of the transfer. Any increase in the interest rate under this of a bout a bout

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. River barehy waives potice 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 and consent to any and all extensions and modifications of this Contract branted by Seller. Any other person at any time obligation 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 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 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 walves 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 Seller. The amount of the fee shall be prescribed 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 tee 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.

Page 3 of 5

2	22	 нu		 COS	TC.	AL	<b>n</b> 'a	-	(max	-		
2	12	 		 500	10	mru			<i>1</i> H H H	ĿΥ	. FF	FC
	112	 	1.1	 1.00	1. 1. 1.	9.7335						-



limited to the following costs:	to take some action, judicial or otherwise, to enforce or interpret terms of this Contract. Should such actions be the other party all expenses reasonably incurred in taking such action. Such expenses shall include, but are not
an an an an an an an far ann an far an	Cost of searching records;     Cost of title reports;     Cost of surveyors; reports;     Cost of foreclosure reports;
whether incurred in a suit or action, in an appeal from a just-	<ul> <li>Cost of attorney fees,</li> </ul>
SECTION 14. SURVIVAL OF COVENANTS	Cost of attorney fees, jement or decree therein, or in connection with nonjudicial action.
Any covenants, the full performance of which is not re of the purchase price. Such covenants shall be fully enforces	required prior to the closing or final payment of the purchase price, shall survive the closing and the first bla theraperty is a second s
SEVERABILITY.	S THE FERRER AND A CALL AND AND AND A CALL AND A
shall not affect any other provides and by the laws of the Stat	te of Oregon. In the event that any provision or chuice et the O
The sentations; CONDITION OF PROPERTY	
writing island by Seller. Buyer agrees that Buyer has ascertai and laws. Buyer also agrees to accept the property with full a property. Buyer agrees that Seller has made no representatio	apresentations or warranties, expressed or implied, unless they are expressly set forth in their present condition, ned, from sources other than Seller, the applicable zoning, building, housing, and other regulatory ordinances wareness of these ordinances and laws as they may affect the present use or any intended future use of the new with respect to such laws or ordinances.
Der harbeite Bilder und eine eine einen der eine Stehlen eine eine Stehlen und eine Stehlen e	te stratu of south user sets of the set of the south of t
	reard a balan an sign Dieneer na steangebild in meaniger a balande e Ranneelle gebie de staat staat staat wat wat dad een staat s
្លាស់សំព័រអ្វី Statis nore stating to remove secondulate. Suppr shall a wayof of the destation and signal right is remove which Sollor	zolitni Monifizz, zani roliog Dautines anti-adia a sa Nur Banco toti antia sisieg vid nati si stasi i tani a sa
방법에서 가장에서 가장에서 물건물건물건물건물건물건물건물건물건	
	지수는 것 같은 방법에 있는 것 같은 것이 가지 않는 것이 같은 것이 같이
意志地继续了你就会在另外,你们还是我就会给我们的问题。""你们,你们们们的吗?"	e fore stand here and the second s Market second

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY 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

то родсьяденные дени, что сложение состание с настоящие село в исторование состание с бес на основание с току written, таки стракт с состание колдо на току, и состанать устанать с таких с на разволасти на состана с току с อาสารประทั่งสาย ปลุลสระ พร.อ. และสายการรู้สำนักเรื่อง เป็นสาย เป็นสายสายสาย เป็นสายสายการรู้ได้ สา เสาะนี้ไปปลา BUYER(S): การสารการสารสารการสารการสารการสารการสารการสารการสารการสารการสารการสารการสารการสารการสารการสารการสารการสารการสา การสารการสารการสารการสารการสารการสารการสารการสารการสารการสารการสารการสารการสารการสารการสารการสารการสารการสารการ มีรายสารการสารการสารการสารการสารการสารการสารการสารการสารการสารการสารการสารการสารการสารการสารการสารการสารการสาร er a prioratella e color constante la la constant d'arra quar d'arra constant d'arra a riser Aussianges da la La grander constant de constant de la constant de l fan fersteliken is in mittelien ferstelik fersteliken jogen fersteliken en de sterre fersteliken. En alemaniser is in mittelien ferstelik fersteliken fersteliken en de sterre fersteliken. 10/16/87 1. 1. tuna 10/11/07 ALLEN B. TITUS an an ghai a an goi กลายสารแหล่สามารถที่มี พระวามกร้างที่มีสุดเป็นสารที่ได้เพิ่มที่มีการการการ The state was for sealing the state of the

VALERIE D. TITUS

ann a n shi a senenna 2 an cha ann an na sa nasta nachta na sharan ar sharan shi an anasta ar sharar bas sann 

C09660

CONTRACT NO.

STATE OF OREGON 19101 1 55 October 16 19 87 Klamath County of Personally appeared the above named Allen B. Titus and Valerie D. Titus, husband and wife and acknowledged the foregoing Contract to be his (their) voluntary act and deed. Before me Notary Public For Oregon My Commission Expires: 7/23/89 SELLER: Director of Veterans' Affai This willing . . n ATE OF OREGON County of Getaberis CI IFF Jones Personally appeared the above named \_ and, being first duly sworn, did say that he (she) is duly authorized to sign the foregoing Contract on behalf of the Department of Veterans' Affairs by authority of its Director. nary Before me: Notary Public For Oregon My Commission Expires: 4 -2 7-88 CONTRACT OF SALE FOR COUNTY RECORDING INFORMATION ONLY STATE OF OREGON: COUNTY OF KLAMATH: SS. Filed for record at request of \_\_\_\_\_\_Aspen Title Company 22nd \_ the . A.D., 19 87 at 3:27 o'clock P M., and duly recorded in Vol. of October M87 of Deeds \_ on Page \_\_\_\_\_\_0096 Evelyn Biehn. County Clerk FEE \$30.00 By \_\_\_\_ Department of Veterans' Affairs Oregon Veterans' Building 700 Summer Street, NE, Suite 100 AFTER RECORDING, RETURN TO: Salem, OR 97310-1239 C09660

CONTRACT NO. MB/DW/Ma

Page 5 of 5