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Vol. **M67** Page**2023**1

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On the terms and conditions set forth below, Seller agrees to sell and Buyer agrees to buy the following described real property (the !!property!)) sour sement of the signal and new to monthing of their relief or the creation of the street of the creation of the signal of the street of the creation of the signal of t ecologophic entacts sherrybit sales of tourists of the second

Lot 1. Block 2, PINE GROVE RANCHETTES Laccording to the official plat thereof on file in the office of the County Clerk of Klamath County Coregon: the contract the contract of the County of

TOGETHER WITH the following described mobile home which is firmly affixed to the property: A 1984, 28 X 60 NORTHBROOKE mobile home, Serial No. 8157.

ANTITY AND THE PROPERTY OF STREET OF STREET OF COMMONDAY AND WINDSCENE HOW RESIDENCE Tax #Account (No 100390 # 009AD) 00600 upo terrescus y matem sor meneración any one es alas y alternation de la company one estados de la company of the estados Selen Except for domestic use, Buyer shall not permit the audicy of recovision any licest nor namoral of any sand and graver, will buyer will encourage at Disagraphy and and graver, will buyer will encourage at Disagraphy.

7.3 CONFLIANCE WITH LYWS, Coyer and promoty convibying allews; ordinances; regulations, directors, tules; and office requirements on all governments! Subject only to the following encumprances if yearnor take results as setting and a few on the setting and a setti eached in deed talk any act had which each and withhold complance during any proceeding, including appropriate appear the closeding

SECTION 3 INSURANCE

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SECTION 13 PORCHASE PRICE: PAYMENTS	1063
1.1 TOTAL PURCHASE INDICATE	- 18 PAN + 1 EVA 20232 M € 1
1.1 TOTAL PURCHASE PRICE Buyer agrees to pay Seller the sum of \$ 43,000,00	
1.2 PAYMENT OF TOTAL PURCHASE PRICE. The total purchase price shall be paid as follows:	as the total purchase price for the
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the contract halance.	English purchase price.
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The balance due on the Contract of \$43,000.00	Payments had
January: 19 88 The initial payments shall be \$3.61\(\) 00 10/35110 Buyer shall pay an amount estimated by Seller to be sufficient to pay taxes, when due. Buyer also shall pay to Selle The total monthly payments on this Contract shall change if the interest rate changes of the payment of taxes and assessments.	beginning on the first day of
necessary for payment of the taxes	each include.
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balance due on the Country of taxes and assessments will not be held in reserve to a	Will may be
The total monthly payments on this Contract shall change if the interest rate changes of if the taxes and assessments the payment of taxes and assessments will not be held in reserve by Seller. When Buyer pays Seller for taxes and assessments, that amount will be added to the helders. 1.3 TERM OF CONTRACT. This is a 25	nents change. The money paid by Buyer to Seller for
the total monthly payments on this Contract shall change if the interest rate changes or if the taxes and assessments will not be held in reserve by Seller. When Buyer pays Seller for taxes and assessments due on the Contract. When Seller pays the taxes or assessments, that amount will be added to the balance due. 1.3 TERM OF CONTRACT. This is a	on the Contract
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1.4. INTEREST/RATE. The annual interest rate during the term of this Contract is variable; it cannot increase solvency of the Department of Veterans' Affairs. The Seller may periodically change the interest rate by Administrative F. The initial annual interest rate shall be <u>G_D</u> percent per annum	(month, day) (year)
The initial annual interest rate shall be 0.0	by more than one (1) percent except to maintain #
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1.6 PLACE OF PAYMENTS. All payments to Seller shall be made to Department of Veterans' Affairs at 700 states and provisions of the Contract at any lime will 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 provisions of the Contract.	
unless Seller gives written notice to Buyer to make payments at some other place. 17 WARRANTY DEED Lines seller shall be made to Department of Veterans' Affairs at 700 seller shall be made to Department of Veterans' Affairs at 700 seller shall be made to Department of Veterans' Affairs at 700 seller shall be made to Department of Veterans' Affairs at 700 seller shall be made to Department of Veterans' Affairs at 700 seller shall be made to Department of Veterans' Affairs at 700 seller shall be made to Department of Veterans' Affairs at 700 seller shall be made to Department of Veterans' Affairs at 700 seller shall be made to Department of Veterans' Affairs at 700 seller shall be made to Department of Veterans' Affairs at 700 seller shall be made to Department of Veterans' Affairs at 700 seller shall be made to Department of Veterans' Affairs at 700 seller shall be made to Department of Veterans' Affairs at 700 seller shall be made to Department of Veterans' Affairs at 700 seller shall be made to Department of Veterans' Affairs at 700 seller shall be made to Department of Veterans' Affairs at 700 seller shall be made to Department of Veterans' Affairs at 700 seller shall be made to Department of Veterans' Affairs at 700 seller shall be made to Department of Veterans' Affairs at 700 seller shall be made to Department of Veterans' Affairs at 700 seller shall be made to Department of Veterans' Affairs at 700 seller shall be made to Department of Veterans' Affairs at 700 seller shall be made to Department of Veterans' Affairs at 700 seller shall be made to Department of Veterans' Affairs at 700 seller shall be made to Department of Veterans' Affairs at 700 seller shall be made to Department of Veterans' Affairs at 700 seller shall be made to Department of Veterans' Affairs at 700 seller shall be made to Department of Veterans' Affairs at 700 seller shall be made to Department of Veterans' Affairs at 700 seller shall be made to Department of Veterans' Affairs at 700 seller shall be made to Department of Veterans' Af	hout penalty
1.7 WARRANTY DEED. Upon payment of the total purchase price for the property as provided for by this Contract. Seller shall deliver to Buyer a Warranty Deed. Such Warranty Deed shall we shall deliver to Buyer a Warranty Deed. Such Warranty Deed shall we selled the property of the prope	
wARRANTY DEED: Upon payment of the total purchase price for the property as provided for by this Contract. Seller shall deliver to Buyer a Warranty Deed: Such Warranty Deed Such Warranty Deed: Such Warranty Deed shall warranty	act and performances by Buyer of all other terms.
COSESSION: MAINTENANCE	date of this Content
2.1 POSSESSION. Buyer shall be entitled to possession of the property from and after the date of this Cont (30) consecutive days. 2.2 MAINTENANCE Property in the property of the property of the property and after the property at the property at the property of the property. Buyer shall not perform the property of the property of the property of the property.	MINO 1990 AND HITM SERVICE
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sceler. Except for domestic use, Buyer shall not permit any waste or removal of the improvements, nor make any substantial improvements or except for domestic use, Buyer shall not permit the cutting or removal of any trees, nor removal of any sand and grant cutting or removal of any sand and grant substantial improvements. Buyer shall promptly comply with all laws ordinances, regulations, directions reported to the use or occupancy of the property. In this compiliance, planting and promptly with all laws ordinances, regulations, directions reported to the use or occupancy of the property. In this compiliance, planting and promptly such as the property in this compiliance.	shall be placed on the property, in good condition
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authorities applicable to the use or occupancy of the property. In this compliance, Buyer shall promptly comply with all laws; ordinances, regulations, directions, reported in good faith any such requirements and withhold compliance during any proceeding, including appropriate appeals, section 3. INSURANCE	d repairs, alterations, and additions B
ECTION 3. INSURANCE	so long as Seller's intercests at the Suyer may
3.1 PROPERTY DAMAGE INSURANCE. Buyer shall get and keep policies of fire insurance with standard extended and continuous control of any co-insurance clause. Insurance shall be made with loss payable to Seller and Buyer as their standard extended of the sevent of loss, Buyer shall give immediate policy.	
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3.1 PROPERTY DAMAGE INSURANCE. Buyer shall get and keep policies of fire insurance with standard extended and control of the insurance with standard extended and control of any co-insurance clause. Insurance shall be made with loss payable to Seller and Buyer, as their respective in surance in force. Seller may present the control of the property.	ance shall be in an experients (and any other
surance in force Sallar and Buyer as their respective in	itereste maura il 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 falls 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 proceeds to pay an amounts use under this contract, and sharpay the balance of the insurance proceeds to cayer. They proceeds 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 fleu 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 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.

- EVENTS OF DEFAULT. Time is of the essence of this Contract? A carault 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.
 - Fallure of Buyer to perform any other obligation in this Contract in addition to payment. Buyer must perform obligation within thirty (30) days after

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ADDENDUM TO CONTRACT OF SALE

ENCUMBRANCES

Regulations, including levies, liens, assessments, rights of way and easements of 1.

Subject to a 25 foot building setback from Gorden Lane and Finley Court as shown on Mailory Enterprises Public Utility.

uccicated piace.
Subject to an 8 foot utility easement along north lot line as shown on dedicated 3.

Subject to restrictions as contained the front line of all lots except the well (1) A 25 foot building setback line from the front line of all lots except the well lot; (2) Any easements or rights of way of record; (3) A 16 foot public utilities easement, water line easements and drainage easement all as shown on the annexed easement, water time easements and drainage easement and as shown on the annexed plat, to plat; (4) one foot reserve strips (street plugs) as shown on the annexed plat, to 4. be dedicated to the County and later released by resolution when the adjoining

property is property developed.

Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, subject to the property is properly developed." terms and provisions thereof, recorded October 7, 1970 in Volume M70, page 8985, and cerms and provisions energy, recorded occuper 7, 1970 in volume 170, page 0900, and amended covenants, conditions and restrictions recorded September 8, 1972 in Volume 8, 1972, page 1025, all Microfilm Records of Klamath County, Oregon.

M/2, page 1025, all Microtilm Records of Klamath County, Oregon.

My improvement located upon the insured property, which constitutes a Mobile Home insured property is subject to registration under a Mobile Home insured property, which constitutes a Mobile Home insured property is subject to registration under a Mobile Home insured property is subject to registration under a Mobile Home insured property is subject to registration under a Mobile Home insured property is subject to registration under a Mobile Home insured property is subject to registration under a Mobile Home insured property is subject to registration under a Mobile Home insured property is subject to registration under a Mobile Home insured property is subject to registration under a Mobile Home insured property is subject to registration under a Mobile Home insured property is subject to registration under a Mobile Home insured property is subject to registration under a Mobile Home insured property is subject to registration under a Mobile Home insured property is subject to registration under a Mobile Home insured property is subject to registration under a 6.

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REMEDIES ON DEFAULT. In the event of a default, Seller may take any one or more of the following steps: SEEDLY SAROTT & GIV 2023

such that (a) the Operator the entire balance due on the Contract, including interest, immediately due and payable; for everyor, str (b) rights Foreclose this Contract by suit in equity; is study if you are serviced as a restrict of the property of the prope

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Specifically enforce the terms of this Contract by suit in equity; (c)

isteed orthopies on a partie Exercise the rights and remedies of a secured party as provided by the Uniform Commercial Code; Seller may exercise these rights and remedies with (d) 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 (a) 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 'n 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 Buyer may be kept by Seller as reasonable rental of the property up to the time of default.

(g) 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 disqualify a person from serving as a receiver. Upon taking possession of all or any part of the property, the receiver may:

tollines does was alse (i) the o'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; shared with to satisfic and box sine of the soles o

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

ict, is their iz esent condition. (on **(!!),** is Contract or see it 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. cinerregulatory o maances aboration of Youthlogh Tentro No. 1997. 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 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 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 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 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 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 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

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 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 may have on account of Buyer's default.

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 breach of any provision of this Contract, the waiver applies only to that specific breach. It does not apply to the provision itself.

SECTION OF ALLOW USE OF THE PROPERTY DESCRIBED IN THIS TRUNCATION OF ALLOW OF ALLOWING THE PROPERTY OF ALLOWING THE PROPE

Buyer shall forever defend; indemnity; and hold Sellerharmless from any claim; loss; or liability ansing 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 defend such actions of proceedings through legal counsel/reasonably satisfactory to Seller, 911 10, Indinestry, distinguous manufacture, and the counsel reasonably satisfactory to Seller, 911 10, Indinestry, distinguous manufacture, and the counsel reasonably satisfactory to Seller, 911 10, Indinestry, distinguous manufacture, and the counsel reasonable satisfactory to Seller, 911 10, Indinestry, distinguous manufacture, and the counsel reasonable satisfactory to Seller, 911 10, Indinestry, distinguous manufacture, and the counsel reasonable satisfactory to Seller, 911 10, Indinestry, distinguous manufacture, and the counsel reasonable satisfactory to Seller, 911 10, Indinestry, distinguous manufacture, and the counsel reasonable satisfactory to Seller, 911 10, Indinestry, distinguous manufacture, and the counsel reasonable satisfactory to Seller, 911 10, Indinestry, distinguous manufacture, and the counsel reasonable satisfactory to Seller, 911 10, Indinestry, distinguous manufacture, and the counsel reasonable satisfactory to Seller, 911 10, Indinestry, distinguous manufacture, and the counsel reasonable satisfactory to Seller, 911 10, Indinestry, distinguished by the seller, satisfactory to Seller, 911 10, Indinestry, distinguished by the seller, 911 10, Indi

SECTION 10. SUCCESSOR INTERESTS

9VQCThis 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 Seiler; Consent by Seller to one transfer shall not constitute consent to other transfers or waiver of this section.

48) 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 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 walves such notice and consent. Any such extensions or modifications will not in any way release, discharge, or otherwise affect the liability of any

RANDOLL JAMES ANHITING 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 payable to Seller. The amount of the fee shall be prescribed by Seller's duly adopted Oregon Administrative Rule 274-20-440.

ELORENCE WHITING SECTION 12. NOTICE

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. 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.

C-09753

CONTRACT NO. Page 3 of 5

SECTION IS COSTS AND ATTORNEY FEES COURS DITHOLOT ON TO GO OF IT AND YEAR YEAR SOLD FIRE SOLD FIRE AND ALTORNEY FEES vents 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 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 Specificacy endated the terms of this Cordinate by Self in equity limited to the following costs: ntivize/bernan brug and present authory yam hollad, abod include<mark>r Cost of searching recording as typing beruses at seat-ereal lines at the present and the control of the </mark> de argini vinuo ae e cartifa **e. Cost of title reports l**anoched antiditanoch diditiw enoched artifa i est yn ac de stant miniv megripa yas extensi elist jeyud tueva eti ni megya eti (i Cost of surveyors) reporte xie johilim epitata sat apusta sista ercomi oterani o Cost of foreclosure reports. anib o trade e es dinc Cost of attorney fees,
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Decision this Contract Ip De whether incurred in a suit or action, in an appeal from a judgement or decree therein, or in connection with honjudicial action, SECTION 14: SURVIVAL OF COVENANTS TO DESIRED COMMISSION OF DESIRED AND A SECTION 14: SURVIVAL OF COVENANTS TO DESIRED AND A SECTION 14: SURVIVAL OF COVENANTS TO DESIRED AND A SECTION 14: SURVIVAL OF COVENANTS TO DESIRED AND A SECTION 14: SURVIVAL OF COVENANTS TO DESIRED AND A SECTION 14: SURVIVAL OF COVENANTS TO DESIRED AND A SECTION 14: SURVIVAL OF COVENANTS TO DESIRED AND A SECTION 14: SURVIVAL OF COVENANTS TO DESIRED AND A SECTION 14: SURVIVAL OF COVENANTS TO DESIRED AND A SECTION 14: SURVIVAL OF COVENANTS TO DESIRED AND A SECTION 14: SURVIVAL OF COVENANTS TO DESIRED AND A SECTION 14: SURVIVAL OF COVENANTS TO DESIRED AND A SECTION 14: SURVIVAL OF COVENANTS TO DESIRED AND A SECTION 14: SURVIVAL OF COVENANTS TO DESIRED AND A SECTION 14: SURVIVAL OF COVENANTS TO DESIRED AND A SECTION 14: SURVIVAL OF COVENANTS TO DESIRED AND A SECTION 14: SURVIVAL OF COVENANTS TO DESIRED AND A SECTION 14: SURVIVAL OF COVENANTS TO DESIRED AND A SECTION 14: SURVIVAL OF COVENANTS TO DESIRED AND A SECTION 14: SURVIVAL OF COVENANTS TO DESIRED AND A SECTION 14: SURVIVAL OF COVENANTS TO DESIRED AND A SECTION 14: SURVIVAL OF COVENANTS TO DESIRED AND A SECTION 14: SURVIVAL OF COVENANTS TO DESIRED AND A SECTION 14: SURVIVAL OF COVENANTS TO DESIRED AND A SECTION 14: SURVIVAL OF COVENANTS TO DESIRED AND A SECTION 14: SURVIVAL OF COVENANTS TO DESIRED AND A SECTION 14: SURVIVAL OF COVENANTS TO DESIRED AND A SECTION 14: SURVIVAL OF COVENANTS TO DESIRED AND A SECTION 14: SURVIVAL OF COVENANTS TO DESIRED AND A SECTION 14: SURVIVAL OF COVENANTS TO DESIRED AND A SECTION 14: SURVIVAL OF COVENANTS TO DESIRED AND A SECTION 14: SURVIVAL OF COVENANTS TO DESIRED AND A SECTION 14: SURVIVAL OF COVENANTS TO DESIRED AND A SECTION 14: SURVIVAL OF COVENANTS TO DESIRED AND A SECTION 14: SURVIVAL OF COVENANTS TO DESIRED AND A SECTION 14: SURVIVAL OF COVENANTS TO DESIRED AND A SECTION 14: SURVIVAL OF COVENANTS TO DESIRED AND A SECTION 14: SURVIVAL OF COVENANTS TO DESIRED AND A SECTION 14: SURVIVAL OF COVENANTS TO DESIRED AND A SECTION 14: SURVIVAL OF COVENANTS T Any covenants, the full performance of which is not required prior to the closing or link agreement of the purchase price, shall survive the closing and the final payment of of the purchase price. Such coverants shall be fully entorceable thereafter in accordance with their terms, subtrue and large realization of the purchase price. Such a subtrue and the purchase price with the purchase price and the purchase price with the purchase price and the purchase purchase price and the purchase purchase purchase price and the purchase purc SECTION 15. GOVERNING LAW: SEVERABILITY to and to had you do lie to not seed on the hood. The second as proving much name to Disk 3. 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 mapping a severable mapping a severable mapping a severable mapping at the severable mapping at SECTION 16: REPRESENTATIONS: CONDITION OF PROPERTY TO UTGGOT SHE WITH ABOUT THE COLDER CONDITION OF PROPERTY TO UTGGOT SHE WITH ABOUT THE COLD SHE WAS A SHE 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 detects, without any representations or warranties, expressed of implied, unless they are expressly set forth in this Contract or are in writing signed by Seller. Buyer agrees that Buyer has ascertained; from sources other than Seller, the applicable zoning, building, housing, 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 property: Buyer agrees that Seller has made no representations with respect to such laws or ordinances! 2 45507, the course a most such as a second of the course of the second of the s and are of the abidition in amount is Borrevert as devented (into the amount is tapaid. Any are will be traved that be paid by paid by E et la calius al leats, re-etung some, some, some, and profit (the "Piconia") from the property directive due con Scientific paracitic fluor to pedicif, buyer may come and manage to property and collect the income from the property in the event of documental and hard-therefore the may replace Fayor's need to estact the freeding the property Selecting the lecome alther through it fall as receiver Sellating receive and tenun or one user to make payment et seits of user east directly to 200er, it the income is collected by select then Buyer merchadly designates sellent as Buyer's uitumey match and gives being seinigslog to ancorse function checke in Boyer's name: Buyer's Select purpossion to begoing a match out the carte or tees. Payment by tending or other theirs to Scher in depoing to seller's den ANON, is all the Consequence for with the o principal serious and propagation and the definite series. Salor and apply the income fixed and an income of and the second states in anylic payment of sunsidual combuyer to Seller under this Contract REMEDICA CONDACTOR TRANSPORT SO TRANSPORT AND ADDRESS OF COURS AND ADDRESS OF CONDACTOR ADDRESS OF CONDACTOR AND ADDRESS Philipson and SECTION 7 SELLER'S RIGHT TO CURE If Buyer talls to perform, my colligation required of this count this Contract, Select may without notified any steeps necessary to remely such latture buyer and encured Solar for an amount expensed to saidled in demarkd. Such addict by Seller stiplind doubleful at each and distribution on a microscopic and an amount of the collection may have on account of Doyer's dailule SECTION & WAIVER Facus at eather part, a say time to making performance of any producion of this Contect that free first to entercast to provide that a porty worker, o bresch of any promotion of this countries waren applies only to teather breach, it does not apply to the provision most 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 representatives relating to the property. vise IN WITNESS WHEREOF the parties have caused this Contract to be executed in duplicate as of the first day and year above alternise received by value and or a recolundarity, without this prior weight consent of Selling Consent to Selling consent of BUYER(S): Sort out 1 (1) and of the section year sales. The saco 4.1.319 (1) H. 100 S. P.A. it this Contract from the date of the transfer. Any increase in the interest rate under this Comment of the arrangement of the contract of the contract of the state of the stat of this provision shall be vow and of no effect with religion to Selbit. Buyer hereby waives nouleaut vandrersoniere balevanie van remontfeere it 1.1 maare 2 de ci All of the or increase ber c of this Doly act the section of the circuit person at any time outligated for the performance of the terms of the procedure will not in any way release, discharge, or otherwise after, the liability of any and sundan

or otherwise transferred, a feet to cover administrative costs will be immediately due and use control of the set time of the control of the c

SECTION IT PANS

W AT HOLTOBE

when actually delivered it person of ten (10) days after being deposited in the U.S. mail Carry rocce under this Claiment making and shall be e cosaço propaid and ocura sejudita party al the address quest munic Contact or sicts couls address as affect party may designate by written truthe forms other

C-09753 CONTRACT NO. CALTON Page 4 of 5

County of Ki @ mosth	<u>H-2</u>		
Personally appeared the above named Randell Jaw and acknowledged the foregoing Contract to be his (their) volunt	NES (L) With Mg 4	-Millicent Florence	<u> Whiting</u>
	Before me:	mela fromes. Notari	9 Public For Oregon
and the second s	SELLER: Director of N	Veterans' Affairs	Wennamin.
	- 700	~ Massading Lug Title	<u>anim</u>
Personally appeared the above named	tober zz IFF Jon	e5	
and being first duly sworn, did say that he (she) is duly authorize authority of the Director.	d to sign the foregoing Contr	act on behalf of the Department of \	/eterans' Affairs by
		y GBraun Notary slon Expires: 6 - 27-88	Public For Oregon
CO	NTRACT OF SALE		
FOR COUNTY RECORDING INFORMATION ONLY			
STATE OF OREGON: COUNTY OF KLAMATH: Filed for record at request of Mountain Title of November A.D., 19 87 at of Deeds	12:23 o'clock P	age 20231	h day
FEE \$30.00	Evelyn E By	ilehn, County Clerk	.# <u></u>
	<u>Karana</u>		

AFTER RECORDING, RETURN TO:

Department of Veterans! Affairs Oregon Veterans! Building 700 Summer Street, NE, Suite 100 Salem, OR 97310-1239

CO9753 CONTRACT NO.

Page 5 of 5