

86921

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AGREEMENT FOR SALE OF REAL ESTATE

THIS AGREEMENT, made this 15 day of April, 1988
 BETWEEN Walter F.L. Brown (name), whose address is

(or principal place of business is) P.O. Box 966 Murrieta, Cal. 92362

AND D.T. Service Inc. and/or Nominee (name), whose address is

(or principal place of business is) P.O. Box 6654, Malibu, Cal. 90264

hereafter designated as "Buyer."

WITNESS: That Seller, in consideration of covenants and agreements hereinafter contained agreed to sell and convey to Buyer, and Buyer agrees to buy the following described real property:

Lot 12, Block 75, Klamath Falls Forest Estates Highway 66 Unit 4,
 Klamath County, Oregon.

A. Cash Price		\$ <u>1900.00</u>
B. Less: Present Cash Down Payment	\$ <u>235.00</u>	
C. Deferred Cash Down Payment	\$ _____	
(Due on or before <u>19</u>)		
D. Trade-in	\$ _____	
E. Total Down Payment	\$ <u>235.00</u>	
F. Unpaid Balance of Cash Price - Amount Financed		\$ <u>235.00</u>
G. FINANCE CHARGE (Interest Only)		\$ <u>1665.00</u>
H. ANNUAL PERCENTAGE RATE <u>7</u> %		\$ <u>260.76</u>
I. Deferred Payment Price (A + G)		\$ <u>2110.76</u>
J. Total of Payments (F + G)		\$ <u>1925.76</u>

The "Total of Payments" is payable by Buyer to Seller in approximately 48 monthly installments (if
 Forty and 12/100----- Dollars (\$ 40.12), each, due on 15, 19 88
 and a like amount due on the Fifteenth day of each and every calendar month thereafter, until paid in full. The FINANCE CHARGE
 applies on all deferred payments from April 15, 1988, 19 88. Such payments shall be made in lawful money of the
 United States. Buyer may make prepayments.

Taxes for 1987/1988 and all subsequent taxes are to be paid by Buyer and he shall agree to pay all assessments levied
 subsequent to date hereof: Buyer to pay prorata share of current years taxes only from date of
 agreement. Seller and buyer agree at Buyers expense to place Contract and Warranty Deed
 in Holding Escrow at Hillwood Escrow. Seller agrees at Buyers expense and request
 to issue note and deed of trust on the above property by separate parcel or all.
 IT IS UNDERSTOOD AND AGREED that time is of the essence of this contract and should Buyer fail to comply with the terms hereof, then Seller
 may at his option cancel this contract and be released from all obligations in law and in equity to convey said property, and Buyer shall thereupon
 be deemed to have waived all rights thereto and all moneys theretofore paid under this contract shall be deemed payments to seller for the
 execution of this Agreement and for the rental of premises. Notwithstanding the foregoing, Seller shall not cancel any delinquent contract until not
 less than 45 days after having mailed written notice to Buyer's address of his intent to do so, thereby affording Buyer at least 45 days grace period
 in which to cure any default.

SELLER, on receiving full payments at the times and in the manner herein provided, agrees to deliver a policy of title insurance showing title to be
 vested in Buyer free of encumbrances, except subject to easements of record, rights of way, covenants, conditions, reservations, restrictions, and
 exceptions of record, and to record, and to execute and deliver to Buyer a good and sufficient deed to the premises herein described.
 Buyer and Seller agree that Buyer may go ahead and pay unpaid taxes, if any, and deduct
 amount paid from the principal balance.

IN WITNESS WHEREOF, said parties have hereunto affixed their signatures the day and year, first above written.

W.V. Tropp D.T. Service Inc.

Walter F.L. Brown

Klamath County Recorder

RECORD AND RETURN TO BUYER AT ABOVE A

FEE \$5.00

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Bill Tropp

of May A.D., 19 88 at 2:35 o'clock P.M., and duly recorded in Vol. M38,
 of Deeds on Page 6938

Evelyn Biehn

County Clerk