



Lot 7 Block 4 RIVERVIEW, in the County of Klamath, State of Oregon

87813

CLASS RE

KLAMATH FALLS RESIDENTIAL LISTING CONTRACT

Vol. M48 Page 8488
Listing No. 6525

(2) Type (circle one only) 1. SF 2. Condo 3. Sub - 1 ac 4. 1-5 ac 5. 5-20 ac 6. 20+ ac 7. MH - 1 ac 8. MH + 1 ac
(3) City 2210 Suburb 2210 Out 2210 (4) Price \$28,000.
(5) Address 2210 (5) N/S/E/W 2210 (5) St. Name Laurel (6) City Klamath Falls

Under the following mandatory categories, circle one number only in each category:

(7) STATUS (8) SALE CODES 5. Five (11) FIREPLACES (13) APPROX. AGE 2. 901-1100
10. Active 1. For Sale 6. Six or More 1. None 1. New, Never Occ. 3. 1101-1300 3. Refinance
15. Temp Active 2. Rent 2. Yes 2. 1 Day-5 Yrs. 4. 1301-1500 4. Open
11. Temp Off Market 3. Both (10) BATHS 3. Woodstove 5. 6-10 Yrs. 5. 1501-1700 5. Trade
12. Pending/Show 1. One 2. One & 1/2 6. 11-20 Yrs. 6. 1701-2000 6. Lease Option
30. Pending/No Show 2. Two 3. Two & 1/2 7. More than 35 Yrs. 7. More than 2000
50. Withdrawn 4. Three 5. Three or More (14) GARAGE CAP 0. None (15) POSSIBLE FINANCING
40. Expired 1. One 2. Two 1. Assumable
20. Sold 2. Three 3. Three or More 2. Contract

(22) Agent Patty Tomei Office HH (23) SI Comm 3% (24) Agent Off. Phone # 884-1343 Res. # 884-9313
(25) Occupant Name / Owner Pena/Kelley Barnes Phone # 884-9304 (T) (26) Listing Date 2 22 88 (27) Expiration Date 8 22 88
(28) Tax Acct # 4-3909-SCD-4100 (29) Legal Lot 7 Block 4 Riverview
(30) R Factor for new construction, ceiling/wall/floor 50x150 (31) Lot Size 1056 (32) Approx Sq Ft 1056 (33) Bsmt % 0
(34) Schools 1/2 x 21 (35) Approx Sizes LR/FMR 9x12, 7x9 (36) Kit/Din 10x11 1/2, 11x10, 8 1/2 x 9
(37) Br/Br/Br 5x8, 5x5 1/2 (38) Br/Br/Br 5x8, 5x5 1/2 (39) Bth/Bth/Bth 5x8, 5x5 1/2 (40) UTL/XRM Dover (41) Cross St. Dover (42) YR Bth 1974

(50) Circle as many as applicable in each category:

A. APPLIANCES/EQUIPMENT 01. Elec. oven/range 02. Dishwasher 03. Refrigerator 04. Trash Compactor 05. Vent Fan 06. Water Softener 07. Humidifier 08. Elec. Air Filter 09. Intercom 10. Cable TV Available
B. BASEMENT/OTHER 01. None 02. Yes 03. Poured Concrete 04. Block 05. Partial 06. Full Finished 07. Partial Finished 08. Unfinished 09. Inside Entrance 10. Walkout 11. Sump Pump 12. Unknown
C. CONSTRUCTION 01. All Brick Veneer 02. Brick & Frame 03. Frame 04. All Stone Veneer 05. Stone & Frame 06. Concrete Block 07. Metal Siding 08. Vinyl Siding
D. COOLING 01. Central Gas 02. Central Electric 03. Heat Pump 04. Evap Cooler 05. Window Units 06. Other 07. None
E. DINING 01. Formal 02. Liv/Din Combo 03. Kit/Din Combo 04. Kit/Fam Room 05. Country Kit 06. Great Room 07. Kitchen Only 08. Bkfst Nook
F. EXISTING FINANCING 01. None 02. FHA 03. FHA Spec Prog 04. FmHA 05. FVA 06. Conventional 07. ODVA 08. Private 09. Balloon 10. Other
G. EXTERIOR EXTRAS 01. Patio 02. Covered Patio 03. Deck 04. Covered Deck 05. Fence-Ch Link 06. Fence-Wood 07. Fence-Partial 08. Fence-Privacy 11. Inground Pool 12. Above Grnd Pool 13. Spa/Hot Tub 14. Tennis Court 15. Utility Building 16. Other Building
H. FIREPLACE 01. One 02. Two 03. Three or more 04. Wood 05. Gas 06. Electric 07. Inoperable 08. Insert 09. Basement 10. Woodburning Stove 11. Kneecapulating 12. Gas Start 13. Tools 14. Screens-Door 15. Grate
I. FLOORS 01. Wall to Wall Carpet 02. Partial Carpet 03. Hardwood Floors 04. Wood Floors 05. Vinyl 06. Ceramic Tile 07. Brick
J. GARAGE TYPE 01. Attached 02. Detached 03. Carport 04. Sun Shop
K. HEATING 01. Central Gas 02. Central Electric 03. Heat Pump 04. Geothermal 05. Floor Furnace 06. Wall 07. Radiant Electric 08. Baseboard Electric 09. Space Heaters 10. Solar Assist 11. Primary Solar 12. Hot Water 13. Wood 14. Propane - Lease 15. Propane - Own 16. Fuel Oil 17. Other
L. HOME OWNER ASSOCIATION 01. Yes 02. No
M. INSULATION 01. Unknown 02. Ceiling
N. LAUNDRY 01. Main Floor 02. Second Floor 03. Basement 04. Garage
O. OCCUPANCY/SHOW 01. Vacant 02. Occupied 03. Leased 04. Rent Mo/Mo
P. OTHER ROOMS 01. Sauna/Spa 02. Study/Den 03. Library 04. Burnt. Workshop 05. Garage Workshop 06. End. Porch/Patio 07. Balcony or Loft 08. Sun Room/Greenhouse 09. Pantry 10. Parlor 11. Dark Room 12. Other
Q. POSSESSION 01. Yes 02. No 03. Tenant Right 04. Negotiable 05. Specific (see remarks)
R. ROOFING 01. Composition 02. Wood Shingle 03. Wood Shake 04. Tar & Gravel 05. Tile 06. Slate 07. Metal 08. Other
S. SPECIAL FEATURES FOR HANDICAPPED 01. Ramp 02. Doors
T. TERMS/NEGOTIABLE 01. Cash to Seller 02. Conventional 03. Assumption 04. ODVA 05. FHA 06. FVA 07. FmHA 08. Owner Carry 09. 5% Down 10. 10% Down 11. 15% Down 12. 20% Down 13. Lease Purchase 14. Trade 15. Blend 16. Wrap 17. Second 18. Existing
U. TYPE WINDOWS 01. Wood Frame 02. Metal Frame 03. Casement 04. Double Hung 05. Single Glaze 06. City Scape 07. Triple Glaze 08. Storm - All 09. Storms - Part 10. Storm Doors
V. WARRANTY PROGRAM 01. Yes 02. No
W. WATER & SEWER 01. City Water 02. Rural Water Dist. 03. Well 04. S.S.D. 05. Wood Shake 06. Septic Tank 07. Holding Tank 08. Other
X. WINDOW TREATMENT 01. All Stay 02. Some Stay (see remarks) 03. None Stay
Y. ZONING - CITY 01. SF Single Family Res 02. MD Medium Density Res 03. A Apartment Resident 04. NC Neighborhood Commer 05. GC General Commercial 06. CI Commercial - Light Industrial 07. I Industrial 08. PF Public Facilities 09. PUD Planned Unit Development 10. SR Special Reserve
Z. ZONING - COUNTY 01. RCR Rural Community Residential 02. R-5 Rural 03. R-1 Rural Residential 04. RS Suburban Residential 05. RL Low Density Residential 06. RM Medium Density Residential 07. RH High Density Residential 08. CN Neighborhood Commer 09. CC Community Commercial 10. GC General Commercial 11. CR Recreational Commer 12. CT Transportation Comm 13. CH Highway Commercial 14. IL Light Industrial 15. IH Heavy Industrial 16. EFU-C Exclusive Farm Use Cropland 17. EFU-C/G Exclusive Farm Use Cropland/Grazing 18. F Forestry 19. FR Forest/Range 20. NR Non-Resour 21. GR Geothermal Resource 22. PUD Planned Unit Develop
H. STREET SURFACE 01. Paved 02. Gravel 03. Dirt
I. VIEW 01. Lake 02. River 03. Mountain 04. Pasture 05. Trees
J. WATER RIGHTS 01. None 02. Yes

(51) Assumable (N) (52) Accelerate (N) (53) Quality (N) (54) Cash to loan(s) 60,000. (55) Assm Pmt Amt 7.2% (56) Assm Fee 1.125%
(57) Orig. Lender ODVA (58) Loan Description 50541 (59) Prst loan Rate 7.2% (60) Approx Mtg Bal \$22,000.
(61) As of yrs rem 254. (62) Pmt/Pmt \$ 254. (63) Second Mtg Lender PIT (64) Loan Description Block/Skiing (65) Pres int rate 87
(66) Approx mtg bal 337.07 (67) As of yrs rem 87 (68) Pmt/Pmt \$ 337.07 (69) Full tax amt \$ 337.07 For Yrs 19 87 88

(71) Special Financing 10% down & owner will carry 2nd for buyer
Remarks/Terms (first line of remarks shows with one-line print out) (45 characters/line)
(72) Great assumable loan on this 3 bedroom, 1 1/2 bath mobile home. Under \$28,000
(73) heats house. To show, call tenants, they're almost always home. Give
(74) as much notice as possible please - they have small children.

76

This agreement expires at Midnight on August 33 in case you are not in possession of the property by the time the listing expires.

[illegible]

... TO THE SELLER. I AUTHORIZE YOU TO PLACE THE SAID TRANSACTION IN ESCROW WITH A RELIABLE ESCROW AGENT, AND AGREE, THAT I WILL PAY 1/2 OF THE ESCROW FEES.

... MONEY SHALL BE DISBURSED: SELLER 50% REALTOR 50% % TO THE EXTENT OF THE REALTOR'S TOTAL

Signature of Owner X [Signature]

Owner's Full Name Clifford F. Barnes Signature of Owner _____
Owner's Address 2430 W. 14th St. W. Telephone: 882-2768 home

I have examined and approved the above listing. Broker JSK 2-22-88 Listed By JSK 3331 work Date Listed 2-20-88, 1/788
 Broker's Address 4729 S 10th St Office Coldwell Banker

Copy Distribution: White — BROKER'S COPY; Yellow — MLS OFFICE COPY; Pink — OWNER'S COPY

4628 Thompson - city

Filed for record at request of _____
of _____ June _____ A.D., 19 88 at 2:33 o'clock _____ P. M., and duly recorded in Vol. M88 day
of _____ Misc _____ on Page 8488

Evelyn Biehn County Clerk
By Mary Moran

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You're a Vet or not. \$28,000.
 #6523

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RESIDENCIAL I
KVANA
A BLOCK A VILAGEM, IN THE COLONY OF
3/11/80

EASY TO BUY. With a small down payment, this home can be yours. Three bedrooms, 1½ bath, double wide mobile home with nice covered deck along length. Assume the high balance ODVA loan whether you're a vet or not. \$28,000. #56523