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	nditions set forth below, Seller agrees	to sell and Buyer agrees to buy th	e following describe	ea rea
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SECTION 1. PURCHASE PRICE; PAYMENT	17075 NIC
1.1 TOTAL PURCHASE PRICE P	
	as the total purchase price for the
1.2 PAYMENT OF TOTAL PURCHASE PRICE. The total purchase price shall be paid as follows: Seller acknowledges receipt of the sum of \$ 2,175,00	Paronase pirce for the
from Buyer as down	
Buyer shall make improvements to the property in accordance with the Property Improvement Agreement, Form 59 the contract balance.	n the purchase price.
the contract balance.	Cted from the purchase and
The balance due on the o	subtracted from
shall be paid in pay	ments beginning on the
The balance due on the Contract of <u>\$37,325.00</u> , <u>Shall be paid in pay</u> <u>December</u> , <u>19,88</u> The initial payments shall be <u>\$314.00</u> Buyer shall pay an amount estimated by Seller to be sufficient to pay taxes, when due. Buyer also shall pay to Seller on The total monthly payments on this Contract shall change if the interest rate charges or it to the payment of taxes and assessments.	of, the first day of,
each each each each each each each each	h, including interest in addition
The total monthly payments on assessments. The total monthly payments on this Contract shall change if the interest rate changes or 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 balance due on the Contract. When Seller pays the taxes or assessments, that amount will be added to the taxes and assessments.	demand any additional amounts which may be
balance due on the Contract, When Seller page the feld in reserve by Seller. When Buyer page Seller feat	s change. The money paid by Puresta Pure
the payment of a monthly payments on this Contract shall change if the interest rate changes or 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 balance due on the Contract. When Seller pays the taxes or assessments, that amount will be added to the balance due on 1.3 TERM OF CONTRACT. This is a 25 year Contract and the final payment is dual 1000 Nov	the Contracted from the
NOV	ember 1, 2013
1.4 INTEREST RATE. The annual interest rate during the term of this Contract is variable; it cannot increase by m solvency of the Department of Veterans' Affairs. The Seller may periodically change the interest rate by Administrative Rule The Initial annual interest rate shall be 9.0 percent per annum.	(month, day) (year)
The initial annual interest rate shall be 9.0	ore than one (1) percent except to maintain the
percent per annum	PIONSIONS OF OHS 407, 375 (4).
1.5 PRE-PAYMENTS. Buyer may prepay all or any portion of the balance due on the Contract at any time withou I.6 CI PLACE OF PAYMENTS. All payments to Seller shall be made to Denartment of the selle	
conditione land	mer Street, N.E., Salem, Oregon 97310-1201,
encumbrances referred to on page one of the Contract. Seller shall deliver to Buyer a Warranty Deed Such Warranty Deed	and performances by Buyer of all others
conditions, and provisions of the Contract. Seller shall deliver to Buyer a Warranty Deed. Such Warranty Deed shall warrant of the contract and those placed upon the property of suffered by Buyer after the da SECTION 2. POSSESSION; MAINTENANCE	the of this Court of the second of the of the second of th
21 December 21	이 가슴
 POSSESSION. Buyer shall be entitled to possession of the property from and after the date of this Contract Buyer will permit Seller and its agents to enter the property at reasonable times, to inspect the property. Buyer shall not permit (30) consecutive days. MAINTENANCE. Buyer shall keep all buildings other inspect. 	요즘 이 가지 않는 것을 하는 것을 하는 것을 수 있는 것을 수 있는 것을 하는 것을 수 있는 것을 수 있다. 것 같이 것 같이 않은 것 같이 않는 것 않는
(30) consecutive days.	t. It is understood, and agreed, however, that
and repair. Buyer shall keep all buildings other improvement	a concern for flore than thirty
2.2 MAINTENANCE. Buyer shall keep all buildings, other improvements, and landscape now existing, or which sha and repair. Buyer shall not permit any waste or removal of the improvements, nor make any substantial improvements or al Seller. Except for domestic use, Buyer shall not permit the cutting or removal of any trees; nor removal of any sand and grave 2.3 COMPLIANCE WITH LAWS. Buyer shall normplic removal.	Il be placed on the property, in good condition
2.3 COMPLIANCE WITH LAWS. Buyer shall promptly comptain the second and grave	el, without prior written consent of
authorities applicable to the use or occupancy of the property. In this compliance, Buyer shall promptly make all required reconcest in good faith any such requirements and withhold compliance during any proceeding, including appropriate appeals, so SECTION 3. INSURANCE	s, and other requirements of all governmental
Jeopardized.	pairs, alterations, and additions. Buyer may
SECTION 3. INSURANCE	s and a interest in the property is not
3.1 PROPERTY DAMAGE INSURANCE. Buyer shall get and keep policies of fire insurance with standard extend endorsements required by Seller) on an actual cash value basis covering all improvements on the property. Such insurance application of any co-insurance clause. Insurance shall be made with loss payable to Soler one the property. Such insurance	
endorsements required by Seller) on an actual cash value basis covering all improvements on the property. Such insurance application of any co-insurance clause. Insurance shall be made with loss payable to Seller and Buyer, as their respective inter insurance in force, Seller may obtain insurance, and oddler. Seller may make proof of loss if Buyer fails to do court the time.	led coverage endorsements (and any other
in the event of loss, Buyer shall give immediate notice to Seller. Seller may make proof of loss if Pure their respective inter insurance in force. Seller may obtain insurance in force in the seller may make proof of loss if Pure the	ests may appear.
3.2 APPLICATION AND AND THE COST to the balance due on the Contract. The backward of the tract	n (15) days of the loss. If Buyer fails to keep
proceeds to pay all amounts due under the cost of repair or restoration. If Buyer chooses not to existance y proceeds to pay all amounts due under the Cost of repair or restoration. If Buyer chooses not to exist action y proceeds to pay all amounts due under the Cost of repair or restoration.	of restoration, Seller shall pay or reimburge
Buyer from the insurance proceeds for the reasonable cost of repair or restoration. If Buyer cost of the property in a manner satisfactory to Seller. Upon satisfactory proof of proceeds to pay all amounts due under this Contract, and shall pay the balance of the insurance proceeds to Buyer has not committed to the repair or restoration. If Buyer costs to balance due on the Contract.	Seller shall keep a sufficient amount of the
days after their receipt, and which Buyer has not committed to the repair or restoration of the property, balance due on the Contract.	irst accrued interest and then the principal
If a Condempine nutber	
If a condemning authority takes all or any portion of the property, Buyer and Seller shall share in the condemnation pro 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	
SECTION 5. SECURITY AGREEMENT	ceeds in proportion to the values of their
This instrument shall constitute a security agreement within the meaning of the United as	
This instrument shall constitute a security agreement within the meaning of the Uniform Commercial Code with respect to description of the property. Upon request of Seller, Buyer shall execute any necessary financing statements in the form required b under the statements at Buyer's expense. Without further a uthorization from Buyer, Seller may at any time file copies of the Contra under the terms of this Contract, Buyer shall, within three (3) days of receipt of writtee descent descent descent for the contract.	any personal property included within the
of this contract, Buyer shall, within three (3) days of encoded in the any time file copies of the Contra	act as financing statements. Upon default
ander the terms of this Contract, Buyer shall, within three (3) days of receipt of written demand from Seller, assemble the Contra SECTION 6. DEFAULT STACT TOVING BOTTLY, VISVISOL	al property and make it available to Seller.
 (b) Failure of Buyer to perform any other obligation in this Contract in addition to payment. Buyer must perform any other obligation in this Contract in addition to payment. Buyer must perform any other obligation in this Contract in addition to payment. Buyer must perform any other obligation in this Contract in addition to payment. Buyer must perform any other obligation in this contract in addition to payment. Buyer must perform any other obligation in this contract in addition to payment. Buyer must perform any other obligation in this contract in addition to payment. Buyer must perform any other obligation in this contract in addition to payment. Buyer must perform any other obligation in this contract in addition to payment. Buyer must perform any other obligation in this contract in addition to payment. Buyer must perform any other obligation in this contract in addition to payment. Buyer must perform any other obligation in this contract in addition to payment. Buyer must perform any other obligation in this contract in addition to payment. Buyer must perform any other obligation in this contract in addition to payment. Buyer must perform any other obligation in this contract in addition to payment. Buyer must perform any other obligation in the default. 	nder this Contract.
C 2011CC	rm obligation within thirty (30) days after



Page 2 of 5

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ADDENDUM TO CONTRACT OF SALE

ENCUMBRANCES

; 1. Rules, regulations and assessments of Special Road District Nimrod Park. Reservations and restrictions in the dedication of Fifth Addition to

Nimrod River Park, as follows: "...hereby dedicate, donate and convey to the public, for public use forever, all streets as shown on the annexed plat, said plat being subject to a sixteen (16) foot easement for future public utilities plat being subject to a stateth (10) toot tastment to be centered on along the back and side lines of all lots, said easement to be centered on lines of adjacent lots; subject also to a twenty (20) foot building set-back line along the front of all lots and to easements and reservations of record and additional restrictions as provided in any recorded protective covenants."

3. Declaration of Restrictions, including the terms and provisions thereof, dated July 18, 1968, recorded July 22, 1968, in Volume M68 page 6636, Deed Records of Klamath County, Oregon.



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17078	efault, Seller may take any one or more of the following steps: 2003 Y24/ROTTA CKA 272CO 10 NORD22 fourtract, including interest, immediately due and payable;
	efault, Seller may take any one or more of the following steps: Contract, Including interest, immediately due and payable; Stormach, Nancter a sectorization of the standard and the other of balance of balance of the standard and the standard
REMEDIES ON DEFAULT. In the due on the C	Contract, including interest, initial and the second set involved of 0.0000000000000000000000000000000000
(a) Declare the entire outract by suit in equit	(y:Domunity (Listics engine) - Commercial Code. Seller may exercise these right
(D) a third of the terms of this c	ad party as provided by the online Seller has a security internet fails to make any payment
(c) Specifically end remedies of a s	secure pairs personal property in which are apprendent in the event Buyer and a secure pairs and a secure pair of the payment in the event Buyer and a secure pairs and a secure pair of the payment in the event Buyer and a secure pairs and a secure pair of the payment in the event Buyer and a secure pair of the payment in the event Buyer and a secure pair of the payment in the event Buyer and a secure pair of the payment in the event Buyer and a secure pair of the payment in the event Buyer and a secure pair of the payment in the event Buyer and a secure pair of the secure pair of the payment payment and a secure payment payment and a secure payment
(d) Exercise to any part of the property in respect to any part of the property in the charge. The c	charge will not exceed five (5) cents per dollar to the boy charge will not exceed five (5) cents per dollar to the boy (30) or more days after Seller gives written notice to Buyer of Seller's Intention to do so, unless the performance (30) or more days after Seller gives written notice to Buyer of Seller's Intention to do so, unless the performance (30) or more days after Seller gives written notice to Buyer of Seller's Intention to do so, unless the performance (30) or more days after Seller show the time stated. At the end of the thirty (30) days, all of Buyer's rights under this state by Seller. Seller shall then be entitled to immediate possession of the property. All payments previously made act by Seller. Seller shall then be entitled to immediate possession of the property. All payments previously made seller as reasonable rental of the property up to the time of default. Seller as reasonable rental of the property up to the time of right. It does not matter whether or not the apparent value of seller as reasonable rental of the property and the time of right. It does not matter whether or not the apparent value of the provide the property and the time of right. It does not matter whether or not the apparent value of the property and the property and the time of right. It does not matter whether or not the apparent value of the property and the property and the time of right.
(e) Choose to impose a late charge.	tave after Seller gives written notice to Buyes of the thirty (30) days, all of buyents previously made
10 days and thirty	(30) of a worked prior to use and and possession of
(f) Declare this Contract is tend	act by Seller. Seller shall then be enumed to the time of detault.
Contract shall cease without further	seller as reasonable rental of the receiver as a matter of right. It does not be the seller as reasonable rental of a receiver as a matter of right.
	In the Contract of the property
(g) Appoint a receiver. Sellar smount of	the balance due on the control control of the property and make necessary expenditures for the balance due on the construction of the property and make necessary expenditures for the property and make necessary expenses of use, operation, ecciver s judgement are property and apply such sums to the necessary expenses of use, operation, income, issues, and profits from the property and apply such sums to the necessary expenses of use, operation, income, issues, and profits from the property and apply such sums to the necessary expenses of use, operation, income, issues, and profits from the property and apply such sums to the necessary expenses of use of the property and apply such sums to the necessary expenses of use of the property and apply such sums to the necessary expenses of use of the property and apply such sums to the necessary expenses of use of the property and apply such sums to the necessary expenses of use of the property and apply such sums to the necessary expenses of use of the property and apply such sums to the necessary expenses of use of the property and apply such sums to the necessary expenses of use of the property and apply such sums to the necessary expenses of use of the property and apply such sums to the necessary expenses of use of the property and apply such sums to the necessary expenses of use of the property and apply such sums to the necessary expenses of use of the property and apply such sums to the necessary expenses of use of the property and apply such sums to the necessary expenses of use of the property and the property and apply such sums to the necessary expenses of use of the property and apply such sums to the necessary expenses of use of the property and the property and apply such sums to the necessary expenses of the property and
the property are from serving as	and uct business of use, or and the second sec
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in all rents, revenues,	To complete that constants
(ii) Collect all remert:	and the property, at Seller's option, to that Seller deems appropriate from Seller of otherwise, such sums as
(iii) Complete any constructio	in in progress any changes in plans and spontages, the receiver may borrow, it such sums shall be seen and make any changes in plans and spontages, the receiver may borrow, it such such such such shall be seen and make any changes in plans and spontages, the receiver may borrow, it such such such such such such such such
(iii) Complete mploy contractor	in in progress on the property, at Seller's option. To complete that construction; teaching the progress on the property, at Seller's option. To complete that construction; teaching the progress on the property are insufficient to pay expenses, the receiver may borrow, from Seller or otherwise, such sums as a dynamic and specifications that Seller deems appropriate. The property are insufficient to pay expenses, the receiver may borrow, from Seller or otherwise, such sums as by the property are insufficient to pay expenses, the receiver may borrow, from Seller or otherwise, such sums shall be secured by the property are insufficient to pay expenses, the receiver may borrow, from Seller on this Contract. Interest shall be used for the purposes stated in this paragraph. Repayment of such sums shall be paid by Buyer on or advanced by Seller shall be arinterest at the same rate as the balance on this Contract. Interest shall be proved from or advanced by Seller shall be arinterest at the same rate as the balance on the paid by Buyer on proved from or advanced or advanced until the amount is period. Any amount borrowed shall be even advanced until the amount is period. Any amount be proved that, Buyer may revoke the paid of the purpose of the purpose.
If the revenues processal	ry. These sums shall be shall be a mount is repaid. Any amount of
receiver de Amounts b	porrowed notice because of advanced units a
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Cettano.	income, issues, and the property. It that through itself of a result is a transformed by designates of
(h) Elect to collect all rents, retering	es, that collect the Income inch and collect the income little incode Seller, then Buyer Intervolution to negotiate orme from the property. Seller may collect the income is collected by Seller, then Buyer also gives Seller permission to negotiate of rents or use fees directly to Seller. If the income is collected by Seller, and subjects Seller permission for which the of rents or use fees directly to Seller. If the income is collected by Seller's demand shall satisfy the obligation for which the gives Seller permission to endorse rent or fee checks in Buyer's name. Buyer also gives Seller permission to negotiate s. Payments by tenants or other users to Seller in response to Seller's demand shall satisfy the expenses of renting or s. Payments by tenants or other users to Seller under this Contract. For ot any proper grounds for the demand existed. Seller shall apply the Income first to the expenses of the such server to nawment of sums due from Buyer to Seller under this Contract.
operate and management to collect the Inco	orme from the property. Seller link our link of the income is collected of a solution of the property. Seller being at the income is collected of a solution of the property of the property of the solution o
other user to make payments	gives Seller permission to endorse term to Seller in response to Seller shall apply the Income first to the
Buyer's attorney-in-fact and s	spices Seller permission or other users to Seller innovation applied apply the mean of the seller shall apply the mean of the seller shall apply the mean of the seller under such any proper grounds for the demand existed. Seller under this Contract. any) to payment of sums due from Buyer to Seller under this Contract. remedies provided above shall not exclude any other remedies provided by law. They are in addition to any other such remedies provided above shall not exclude any other remedies provided by law. They are in addition to any other shall be any steps necessary to remedy such failure. Buyer shall
and collect such and e, whether	r or not any property and the from Buyer to early other remedies provided by law. They are
payment the balance (II	any of France chall not exclude any out
DEMEDIES NONEXCLUSIVE. The	remedies produ such failure. Buyer shall
6.3 num	take any steps necessary to remedy which Seller
remedies.	this Contract, Seller may, without notice a waiver of the detaul of any
SECTION 7. SELLER'S RIGHT TO CURE	remedies provided above shall we are an
If Buyer fails to perform expended in so d	tire performance of any provision of this Contract shall not limit the party's right to enforce the provision. If a party waives a lire performance of any provision of this Contract shall not limit the party's right to enforce the provision. If a party waives a liver applies only to that specific breach. It does not apply to the provision itself.
raimburse senor a numer's default.	to enjoice the Pro-
	of any provision of this Contract should be provision itsen.
SECTION 8. WAIVER	ire performance of that specific breach. It does
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STATE OF OREGON 17079 County of Klamath) ss October 3 Personally appeared the above named 88 Rick W. Thomas and Barbara A. Thomas and acknowledged the foregoing Contract to be his (their) voluntary act and deed. ELCK T. C. T. T. NOTO manner St. W. S. M. Before me: Rebio an My Commission Expires: Notary Public For Oregon 2 10 ØF 06 SELLER: Director of Veterans' Affairs ill Fluar manager loon precessing STATE OF OREGON County of_ estember 28, 19 88 appeare ang first duly. ority of its Directo 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 Zelen Montamery Notify Public For progon RETARY 0 4 Before me: My Commission Expires: 2 0 = 0 CONTRACT OF SALE FOR COUNTY RECORDING INFORMATION ONLY STATE OF OREGON: COUNTY OF KLAMATH: SS. Filed for record at request of ______ Klamath County Title Co. A.D., 19 88 at 2:27 o'clock P.M., and duly recorded in Vol. M88 day FEE _ on Page _______ \$33.00 Evelyn Biehn · County Clerk By Dauline mutender AFTER-RECORDING RETURN TO: Department of Veterans Affairs Oregon Veterans Building 700 Summer St N.E., Suite 100 Salem, OR 97310-1239 C-21166 CONTRACT NO bco (Page 5 of 5

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