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AND: target of big	Susan M. Cabilla	Manual Control Andres	SELLER
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On the terms and o	Conditions set forth La	Seller agrees to sell and Buyer agrees to	
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The Northweste	With the state of the providence	NACE AND ADDRESS IN A DESCRIPTION OF A D	o buy the following described real
"FALLS, in the (	County of Klamath	8, Block 5, THE ORIGINAL TOWN OF State of Oregon:	
≠ Tomo smini	er an everan and to the promotion for	ocate of Oregon.	LINKVILLE, NOW MI ANA
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CANTER CONTRACT

SECTION		ERIAMS 20386 30 THEMTHAR
SECTION 1. PURCHASE PRICE; PA	YMENT	
1.1 TOTAL PURCHASE P	TMENT RICE. Buyer agrees to pay S <u>eller the sum of st 22,500,00</u>	
1.2 PAYMENT OF TOTAL	PURCHASE PRICE. The total purchase price shall be paid as follows:	as the total purchase price for the property.
Buyer shall make improvemen upon improvements will esting the	nts to the property in accordance with the Property Improvement Association	n payment on the purchase price.
승규는 사람이 가지 수 있는 것이 가지 않는 것이 가 많을 것 같아.	to the property in accordance with the Property Improvement Agreeme uity requirements of ORS 407,375(3). The value of the improvements will n	Price nor subulacted fi
the barance due on the	e Contract of <u>\$ 21,250.00</u>	aid in navmente ba
January	19 89 The law 80 10001 922 00	and in payments beginning on the first day,
Buyer shall pay an amount estimated necessary for payment of the taxes or	e Contract of <u>s</u> 21,250.00	each, including interest. In addition to that amount to Seller on demand any additional
balance due on the Contract When Sa	is will not be held in reserve by Seller. When Buyer pays Seller for taxes	assessments change. The money paid by Buyer to Saller t
1.3 TERM OF CONTRACT	This is a year Contract and the final payment is due	December 1, 2008
The initial control of the Department of Veteran	annual interest rate during the term of this Contract is variable; it cannot in s' Affairs. The Seller may periodically change the interest rate by Adminis	crease by more than one (1) percent except to maintain th
	9.0 percent per annum.	407.375 (4
contract is 10 acres or more, or is 3 ac description is amended to include the fo	ERAL RIGHTS.  Hineral Rights are not being retained. Hineral Rights are not being retained. Hineral Rights are not being retained. Hineral Rights:	I Rights are being retained. The property secured by thing in of State Lands is withholding minoral data.
resources, as defined in ORS 273,775(2) extracting, reinjecting, storing, drilling for	uccessors, and assigns all minerals, as defined in ORS 273.775(1), incluc , together with the right to make such use of the surface as may be reason or and removing such as inclusions and the surface as may be reason	ding soil, clay, stone, sand, and gravel, and all geotherma
	actual use by the surface rights owner at the time the state's lessee conc	sation from state's lessee to the extent of the diminution in ducts any of the above activities."
Court of the State of Oregon faults	oubject to the right of redemption arising from a Decree of Foreclose	177 in O
In the case of such redemption, seller sh	all refund buyer the purchase price	accordance with ORS 23,560
\$N/Aper month as a reasona	inty of <u>N/A</u> Said redemption period ends in a all refund buyer the purchase price, plus interest at the rate of $-\overline{N/A}$ ible rental for the use of the property.	percent per annum. This amount will be reduced by
1.7 PRE-PAYMENTS. Buyer	may prepay all or any portion of the balance due on the Contract at any i	
1.8 PLACE OF PAYMENTS. unless Seller gives written notice to Buye	All payments to Seller shall be made to Department of Veterans' Affairs a r to make payments at some other place.	time without penalty.
conditions	I Vay ment of the total events	
SECTION 2. POSSESSION MAINTENAN	Property of Surfaced by Buyer atte	er the date of this Contract
(30) consecutive days.	Le I be entitled to possession of the property from and after the date of the ner the property at reasonable times, to inspect the property. Buyer shall of these still	s Contract. It is understood, and agreed, however, that not permit the premises to be vacant for more than thirty
and repair Dunian about	all keep all buildings, other improvements, and tends	
2.3 COMPLIANCE WITH LAWS	Buyer shall promptly comply with all laws ordinances menutation	and gravel, without prior written consent of Seller.
jeopardized. SECTION 3. INSURANCE	ancy of the property. In this compliance, Buyer shall promptly make all r s and withhold compliance during any proceeding, including appropriate a	ppeals, so long as Seller's interest in the property is not
	방법이 집에 집에 가지 않는 것이 없는 것이 하는 것이 같이 많이 했다.	ing in the second s In the second
In the event of loss, Buyor chall alive the	RANCE: Buyer shall get and keep policies of fire insurance with stand- ctual cash value basis covering all improvements on the property. Such arance shall be made with loss payable to Seller and Buyer, as their response ate notice to Seller. Seller may make proof of loss if Buyer.	active interest of an arramount sufficient to avoid
insurance in force, Seller may obtain insural	nce, and add the cost to the balance due to its if Buyer fails to do so w	vithin fifteen (15) days of the tone. If Provente to
repair or replace the domagnation	JS.: All proceeds of any insurance on the property chall be better	P-yourd to Gener on Gemand.
Diocends to pay all amounts a	the cost of repair or restoration. If Buyer chooses and the	seller shall pay or reimburge
SECTION 4. EMINENT DOMAIN		ed to pay first accrued interest and then the principal
If a condemning suthering to the	A any portion of the property Runs and O	
respective interests in the property. Sale of t	r any portion of the property, Buyer and Seller shall share in the conden he property in lieu of condemnation shall be treated as a taking of the pro	nnation proceeds in proportion to the values of their
C-21342	방법 방법 전에 가지 않는 것이 나라는 것은 것은 것을 가지 않는 것이 있어요. 그 것이 가지?	- p. v

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## SECTION 5. SECURIT

CONTRACT NO.

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• This instru-	Addressent is a control of the provided and the second sec
file the etatem	their shall constitute a security agreement within the meaning of the Uniform Commercial Code with respect to any personal property included within the at Buyer's expense. Without further authorization from Buyer, Seller may at any time file copies of the Uniform Commercial Code and sha this Contract, Buyer shall, within three (3) days of receipt of written demand from seller as and the Contract as financing statements are the Contract as financing statements are used to be contract.
under the terms o	property. Upon request of Seller, Buyer shall execute any necessary financing statements in the form required by the Uniform Commercial Code with respect to any personal property included within the 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. With OF DEFAULT. Time is of the essance of the Contract as the essance of the Contract as the essance of the Contract as the essance of the Contract.
SECTION 6. DEF	ULT
6.1 EV	NIS OF DEFAULT Time is state
(a)	
,(b),	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). Failure of Buyer to perform any other obligation in this Contract in addition to payment or late payment under this Contract. receiving Notice of Default from Seller, Such Notice shall specify the nature of the nature of the payment. Buyer must perform obligation within the received the nature of t
	receiving Notice of Default from Sales obligation in this Contract in addition to powers and the payment under this Contract.
6.2 REM	Failure of Buyer to perform any other obligation in this Contract in addition to payment or late payment under this Contract. receiving Notice of Default from Seller, Such Notice shall specify the nature of the default.
(a) eŭ encutor dora (d	EDIES ON DEFAULT. In the event of a default, Seller may take any one or more of the following steps: Declare the entire balance due on the Contract, including interest, immediately due
10 10 10 10 10 10 10 10 10 10 10 10 10 1	
(C) (d)	Specifically enforce the terms of this Contract by suit in equity: Exercise the rights and remedies of a
(d)	Exercise the rights and remedies of a secured party as provided by the Uniform Commercial Code. Seller may exercise these rights and remedies with constitutes personal property in which Seller has a security interest.
(e)	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 property.
<i>/</i> 0	10 days after it is due.
()	Choose to impose a late charge. The charge will not exceed five (5) certs property in which Seller has a security interest. 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 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 to Seller shall then be entitled to immediate porcents.
	Contract shall cease without further and or accomplished prior to the time stated and shall be accomplished prior to the time stated and
(g)	then due under 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 Contract shall cease without further act by Seller. Seller shall then be entitled to immediate possession of the property all of Buyer's rights under this Appoint a receiver. Seller shall be entitled to the appointment of a recourt or so the time of default.
<b>19</b> 7	the property and de enubed to the appointment a
	disqualify a person from control the balance due on the Contract any tracter of right. It does not matter whether an enter the balance due on the Contract any tracter of right.
	<ul> <li>the property vecceds the amount of the balance due on the Contract. Any receiver as a matter of right. It does not matter whether or not the apparent value of disqualify a person from serving as a receiver. Upon taking possession of all or any part of the property, the receiver may:</li> <li>Use, operate, manage, control, and conduct business on the property and make necessary expenditures for all maintenance and Collect all rents, revenues, income, issues, and profits from the property and</li> </ul>
	in provements that in the receiver's judgement are proper; and make necessary expenditures for all
e fan de de le state an en e	and an onits, revenues, income issues and
An And States (Magazine)	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.
and the second	If the receiver and make any changes in plans and exactly to complete that construction receiver
	funds, employ contractors, and make any changes in plans and specifications 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 deems necessary. These sums shall be used for the purposes stated in this paragraph. Repayment of such sums shall be such sums as this contract. Amounts borrowed from or advanced by Seller shall be and there is the angraph. Repayment of such sums shall be contract.
이 옷에 들어올랐다.	
	demand
(h) E	ect to college any amount home
0 B	wer's right to an eproperty and collect the locome from the property, whether due to
0	yer's right to collect the income from the property. Seller may collect the income") from the property, whether due now or later. Prior to default, Buyer may are user to make payments of rents or use fees directly to Seller. If the income either through itself or a receiver. Seller may notify any tenant or yer's attorney-in-fact and gives Seller permission to endorse rent or fee checks in Buyer's new tenes. Prior to default designation of d collect such rents or fees. Payments by the permission to endorse rent or fee checks in Buyer's new collect.
Di ar	yer's attorney-in-fact and gives Seller permission to Seller. If the income is collected by Seller areceiver. Seller may notify any tenant and other any tenant and the seller seller may notify any tenant and seller seller may notify any tenant and seller seller may notify any tenant seller se
he	ments are made, whether or ments of other users to Seller in reason Duyer shame. Buyer also gives Seller particular solutions of the seller as
32U US.3.15 REMEDIE	A saturney-in-fact and gives Seller permission to endorse rent or fee checks in Buyer's name. Buyer also gives Seller may notify any tenant or d collect such rents or fees. Payments by tenants or other users to Seller in response to Seller's demand shall satisfy the obligation for medotate yments are made, whether or not any proper grounds for the demand existed. Seller shall apply the lncome first to the expenses of which the SNONEXCLUSURE of the sense of the expenses of Seller under the come of the expenses of the e
remedies. 94 3HT OT	Just and this contract.
그는 한 것 같은 것 같은 것 같은 것 같은 것	A Contract of the second any other remedies provided by
SECTION 7. SELLER'S R	GHT,TO CURE, dated by a wind and the second of the second se
If Buyer fails to per	form any obligation really 1990 to the anti-one solution and to the months and the
may have on account of Bi	unts expended in so doing on demand. Such perior b. Seller may, without notice, take any store and
evous 1697 ons ystr	form any obligation required of it under this Contract, Seller may, without notice, take any steps necessary to remedy such failure. Buyer shall over a spended 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 and any for an absoligation required of it between end of 10 provided and the beaution of the default or any other right or remedy which Seller and any for an absoligation it between end of 10 provided and beaution over the default or any other right or remedy which Seller
SECTION 8. WAIVER	which cerer
Failure of either par	y 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 is Contract, the waiver applies only to that specific breach. It does not apply to the provision itself.
oreacti of any provision of t	y 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 IS Contract, the waiver applies only to that specific breach. It does not apply to the provision itself.
SECTION 9. INDEMNIFICA	TION
and the second se	2
of the property; Buyer's con out of or in any way access	luct with respect to the property or any claim, loss, or liability ansign out at a
defend such actions or proc	afend, indemnify, and hold Seller harmless from any claim, loss, or liability ansing out of or in any way connected with Buyer's possession or use fuct with respect to the property; or any condition of the property. In the event of any bitigation or proceeding brought against Seller and d with any of the above events or claims, against which Buyer agrees to defend Seller, Buyer shall, upon notice from Seller, biogroups matter and edings through legal counsel reasonably satisfactory to Seller.
SECTION 10. SUCCESSOR	
김 영상은 방법은 강태를 받으며	이 가슴 그는 것 같은 것 같
otherwise transferred, volunt	binding upon and for the benefit of the parties, their successors, and assigns. But no interest of Buyer shall be assigned, subcontracted, or inity or involuntarily, without the prior written consent of Seller. Consent by Seller to one transfer shall not constitute consent to other transfers consent. Seller may increase the interest rate under the constitute constitute consent to other transfers
or waiver of this section.	surviuntarily, without the prior written consent of Seller. Consent by Seller to an interest of Buyer shall be assigned entered
Contract shall entitie the C	consent, Seller may increase the interact relation
Selle	consent, Seller may increase the interest rate under this Contract from the date of the transfer shall not constitute consent to other transfers to increase monthly payments. Monthly payments may be increased to the amount necessary to retire the obligation within the time provided
C-21342	so increased to the amount necessary to retire the obligation within the time provided
CONTRACT NO.	- mile blookada

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In the second		with respect to Seller. Buyer hereby waives notices of	
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C-21342

20389 November 30 19.88 STATE OF OREGON County of Klamath Personally appeared the above named William L. Cahill & Susan and acknowledged the foregoing Contract to be his (their) voluntary act and deed. For Oregon Before me: My Commission Expires: SELLER: Director of Veterans' Affairs By. November 23 1988 STATE OF OREGON authority of its Director. Notary Public For Oregon Before me: My Commission Expires: 12.9.90 CONTRACT OF SALE FOR COUNTY RECORDING INFORMATION ONLY STATE OF OREGON: COUNTY OF KLAMATH: day SS. 1st A.D., 19 88 at <u>11:14</u> o'clock <u>A.M.</u>, and duly recorded in Vol. the . M88 Filed for record at request of \_\_\_\_\_ Evelyn Biehn Dec. Deeds By Q. Duline mullender òf \_\_\_\_ of \_ FEE \$28.00 LAFTER-REGORDING-RETURN-TO-Department of Veterans' Affairs Oregon Veterans Building 700 Summer Street, NE, Suite 100 -5 1 2 9 10 1 23 9 611-M (10-88) Page 5 of 5 C-21342 CONTRACT NO. CM/bco/0