

Real Estate Purchase Contract and Receipt for Deposit

June 1, 1988

Received from W.C. Coutts dollars,
the sum of \$2,000.00 (Two Thousand Dollars)

As a deposit on account of the purchase price of the following described real property situated in
the County of Klamath

State of Oregon, to wit:

Lot 6: Sec 19, Twshp 25, Rnge 8.0, Five acres M or L. Includes
1 (one) 1980 Titan mobile home approx. 50 x 14, Oregon DMV
#MT 400114SS4069

The entire price to be paid for said above described property is \$24,000.00 dollars
Twenty-Four Thousand, and the balance thereof, to-wit: \$22,000.00, is to be
paid as follows:

Term of 15 (fifteen) years at 10% interest.

15 days from
are allowed purchaser to examine title to said property and report all valid objections
thereto to

If no objections are so reported the balance of said purchase price shall be paid by said
purchaser in the manner above specified, to and seller shall thereupon deliver to purchaser at

a properly executed and acknowledged deed of said property. If any objections to said title are so
reported days are to be allowed seller to make said title
merchantable, and if at the expiration of said time (unless extended by mutual consent) the
title shall not have been perfected, said deposit shall be returned, and in that event seller
shall pay for examination of title; but if said sale is not consummated by reason of the failure of
purchaser to make payment of the balance of said purchase price when due as herein
provided, or comply with the terms hereof, then said deposit shall, at the option of seller,
be retained by seller and all rights of purchaser hereunder shall terminate.

Taxes for the current fiscal year, insurance, rents
are to be prorated as of the date of delivery of deed.

Time is of the essence of this agreement.

Marilyn D. Sparks
W. C. Coutts
Sellers

I agree to purchase the above described property on the terms and conditions hereinabove
stated.

W.C. Coutts

Purchaser

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express or implied, as to the legal validity of any provision or the suitability of these forms in any specific transaction.

Cowdrey's Form No. 160 - Deposit Receipt and Agreement on Sale of Property (Rev. 9-82)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of W. C. Coutts the 23rd day
of Jan. A.D., 1989 at 9:04 o'clock A.M., and duly recorded in Vol. M89
of Deeds on Page 1293
Evelyn Biehn County Clerk

By Quentin M. Mendenhall

FEE \$8.00
C.C. 1.00

89 JAN 23 AM 9 04

Ret: W.C. Coutts
1122 - Mendenhall
Baltimore, Computer Dec 97 404