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1.2 PAYMENT OF TOTAL PURCHASE PRICE. TI Seller acknowledges receipt of the sum of \$	1S 407.375(3). The value of	the improvement	ayments beginning on the li	irst day of
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Buyer will permit cays.	all buildings, other improve	ments, and landscape not a make any substantial impr	ovements or alterations without prior writte	n consent of Seller.
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2.2 MANUAL STATES AND A STATES	ermit the cutting or remove	th all laws, ordinances, regulations	e all required repairs, alterations, ar	rest in the property is no
Seller, Except to domestic	ir shall promptly comply to	pliance, Buyer shall promptly man	riate appeals, so long as seller s into	
2.3 Colvin Embed or occupancy C	withhold compliance durin	any proceedings		
contest in good faith any such requirements			dord extended coverage endo	rsements (and any other
section 3. INSURANCE 3.1 PROPERTY DANIAGE INSURAN endorsements required by Seller) on an actual application of any co-insurance clause. Insuran in the event of loss, Buyer shall give immediate the second of the s	ICE. Buyer shall get and	g all improvements on the proper	eir respective interests may appear.	loss. If Buyer fails to ke
application of any co-insurance clause. Insurance	notice to Seller. Seller ma	plance due on the Contract. The in	Suller If Buyer chooses to restor	e the property, Buyer st
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C-22208 CONTRACT NO.

SECTION 5. SICURITY AGREE MENT 19914 177 Place of the Bridge Media association of the State of t This instrumentshall constitute a security agreement within the manning of the Uniform Commercial Code with respect to any personal property included within the description of the property. Upor request of Seller, Euver shall execute any necessary financing statements in the form required by the Uniform Commercial Code and shall file the statements at Buyer's expense. Without further authorization from Buyer, Seller may at any time file copies of the Contract as financing statements. Upon defaurt under the terms of this Contract, Buyer shall, we him three (3) days of receipt of written demand from Seller, assemble the personal property and make it available to Seller.

- EVENTS OF DEFAULT. Time is ci the lossends of this Contract. A default shall occur under any of the following circumstances:
  - 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)month period Seller has already sent three (3) notices to Buyer concerning non-payment or late payment under this Contract. FORECE OF SECRET
- (b) Failure of Buyer to perform any other obligation in this Contract in addition to payment. Buyer must perform obligation within thirty (30) days after receiving Notice of Default from Seller. Such Notice shall specify the nature of the default.
  - REMEDIES ON DEFAULT. In the rivenc of a default, Seller may take any one or more of the following steps: DIES ON DEFAULT. In the ovent of a default, senior may take any content of the parties of the online balance due on the Contract, including interest, immediately due and payable;
    - Forecise the entire palarice due on the Contract, indicioning interest, immediately due and payable, Forecise this Contract by suit in aquity.

      Specifically appared the large of this Contract by suit in aquity. (b)

    - (c) (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 respect to any part of the property which constitutes personal property in which Seller has a security interest. (e)
    - Choose to impose a late charge. The charge will not exceed five (5) cents perdollar of the payment in the event Buyer fails to make any payment within
    - 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 'n 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 rights under this then due under this Contract is tendered or accomplished prior to the stated. At the end of the unity (50) days, and of coyer's inglished under this Contract shall cease without further act by Seller. Seller shall then be entitled to immediate possession of the property. All payments previously made.
- Harry to the Appoint a receiver. Seller shall be antitled to the appointment of a receiver as a matter of right. It does not matter whether or not the apparent value of the property exceeds the amount of the balance due on the Contract. Any receiver appointed may serve without bond. Employment by Seller shall not
  - disqualify a person from serving as a receiver. Upon taking possession of all or any part of the property, the receiver may: 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 apply such sums to the necessary expenses of use, operation, ing Jabangara kayan yang be**(iii)**
- Complete any construction in progress on the property, at Seller's option. To complete that construction, receiver may pay all bills, borrow eartholymaid all pans funds, amploy contrac ors; and make any changes in plans and specifications that Seller deems appropriate. The family expending to some 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 secured by this Contract. Amounts borrowed from or advanced by Seller shall bear interest at the same rate as the balance on this Contract. Interest shall be charged from the dt te the amount is borrowed or advanced until the amount is repaid. Any amount borrowed shall be paid by Buyer on
  - Elect to collect all rents, revenues, income, issues, and profits (the "Income") from the property, whether due now or later. Prior to default, Buyer may operate and manage the property and collect the Income from the property. In the event of default and at any time hereafter, Seller may revoke Buyer's right to collect the Income from the property. Seller may collect the income either through itself or a receiver. Seller may notify any tenant or other user to make payments of rents or use fees directly to Seller. If the income is collected by Seller, then Buyer irrevocably designates Seller as Buyer's attorney-in-fact and giv as Seller permission to encorse rent or fee checks in Buyer's name. Buyer also gives Seller permission to negotiate and collect such rents or fees. Fayments by tenants or other users to Seller in response to Seller's demand shall satisfy the obligation for which the payments are made, whether o not any proper grounds for the demand existed. Seller shall apply the Income first to the expenses of renting or collection and the balance (if any) to payment of sums due from Buyer to Seller under this Contract.
- 6.3 REMEDIES NONEXCLUSIVE. The remades provided above shall not exclude any other remedies provided by law. They are in addition to any other such SERGIO DE LA CARROLLA DEL CARROLLA DEL CARROLLA DE LA CARROLLA DEL CARROLLA DE LA CARROLLA DEL CARROLLA DE LA C

SECTION 7. SELLER'S RIGHT TO CURIE HOUSE DOS | Page III and principle of page 20 and an early to place on the district of the page 20 and an early the place of the page 20 and an early the place of the page 20 and an early the place of the page 20 and an early the place of the page 20 and an early the place of the page 20 and an early the place of the page 20 and an early the place of the page 20 and an early the place of the page 20 and an early the place of the page 20 and an early the pag If Buyer fails to perform any obligation required of it under this Contract, Saller may, without notice, take any steps necessary to remedy such failure. Buyer shall reimburse Seller for all amounts expended in so doing or dentand. Such action by Seller shall not constitute a waiver of the default or any other right or remedy which Seller Tempurse Seller for all amounts expended in so uping of Demiand. Such action by Celler Shall be described as a second of Buyer's default.

And the seller for all amounts expended in so uping of Demiand. Such action by Celler Shall be described by Celler Shall by Celler Shall be described by Celler Shall by Celler Shall

Failure of either party 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 walvas a breach of any provision of this Contract, the waiver applies only to that specific breach. It does not apply to the provision itself. HOMEN SECTION 9. INDEMNIFICATION

Buyer shall forever defend, indemnify, and hold Seller harmless from any claim, loss, or liability arising out of or in any way connected with Buyer's possession or use of the property; Buyer's conduct with respect to the property; or any condition of the property. In the event of any litigation or proceeding brought against Seller and arising defend such actions of proceedings through least course reasonably estimated to Seller. Buyer shall, upon notice from Seller, vigorously resist and

# SECTION 10. SUCCESSOR INTERESTS

This Contract shall be binding upon and for the benefit of the parties, their successors, and assigns. But no interest of Buyer shall be assigned, subcontracted, or This contract shall be unioning upon and for the benefit of the purities, their successors, and assigned but no interest of buyer shall be assigned, succontracted, or otherwise transferred, voluntarily or involuntarily, without the prior written consent of Seller; Consent by Seller to one transfer shall not constitute consent to other transfers.

As a condition to such consent, Seller may increase the interest rate under this Contract from the date of the transfer. Any increase in the interest rate under this Contract shall entitle the Seller to increase monthly payments. Wenthly payments may be increased to the amount necessary to retire the obligation within the time provided

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for in Section 1: 13.4 it his Contract. Any attempted as: ignn cert in violation of this provision shall be void and of no effect with respect to Seller. Buyer hereby waives notice of Contract granted by Seller. Any other person at any time obligated for the performance of the terms of this part at any time obligated under this Contract.

Any such extensions or hodifications will not in any way release, discharge, or otherwise affect the liability of any SECTION 11. THANSIER FEE

If any interest of the Buyer under this Contract is assigned, subcontracted, or otherwise transferred, a fee to cover administrative costs will be immediately due and If any interest of the duyer under this Contract is assigned, subcontracted, of otherwise transferred, a ree to cover administrative and administrative Rule 274-20-440. (a) Figure (a) gradual form of the local or of the last of the las

Any notice under this Contract shall be in writing and shall be effective when actually delivered in person or ten (10) days after being deposited in the U.S. mail. Any notice under this Contract shall be in writing a site shall be in this Contract or such other address as either party may designate by written notice to the other.

SECTION 13. COSTS AND ATTORNEY FEES Events may occur that would cause Seller or Buyer to take some action, judicial or otherwise, to enforce or interpret terms of this Contract. Should such actions be taken, the prevailing party shall be entitled to recover from the other party all expenses reasonably incurred in taking such action. Such expenses shall include, but are not limited to the following costs: initiated to the following costs:

\*\*Cost of searching records government as the search graph of the searc

 Cost of foreclosure reports,
 Cost of attorney fees, 114 and 2 to 10 t whether incurred in a suit or action, in an appeal from a judge mant or decree therein, or in connection with nonjudicial action. SECTION 14. SURVIVAL OF COVENANTS COMPANY DESCRIPTION OF THE SURVIVAL OF TH

Any covenants, the full performance of which is not required prior to the closing on final payment of the purchase price, shall survive the closing and the final payment of the purchase price. Such covenants shall be fully enforceat is thereafter in accordance with their terms. SECTION 15. GOVERNING LAW; SEVERABILITY

This Contract shall be governed by the laws of the State of Oregon. In the event that any provision or clause of this Contract conflicts with applicable law, such conflict shall not affect any other provision and, to this end, the provisions of this Contract are severable. SECTION 16. REPRESENTATIONS; CONDITION OF PROPERTY

Buyer accepts the land, buildings, improvements, and all other aspects of the property, and any personal property sold under this Contract, in their present condition, AS IS. Present condition includes latent defacts, without any representations of warranties, expressed or implied, unless they are expressly set forth in this Contract or are in writing signed by Seller. Buyer agrees that Buyer has asce tained, from sources other than Seller, the applicable zoning, building, housing, and other regulatory ordinances and laws. Buyer also agrees to accept the property with this awareness of these orchances and laws as they may affect the present use or any intended future use of the and laws; buyer also agrees to accept the property multiplication is with respect to such laws or ordinances. ar tiget to self or their community for months to the main and their the boundary to make their the first in a

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This document is the entire, final, and complete agreement of the parties pertaining to the sale and purchase of the property. The document supersedes and replaces all prior or existing writter and oral agreements (including any sele or earnest money agreement) between the parties or their representatives relating to the property.

IN WITNESS WHEREOF, the parties have caused this Contract to be executed in duplicate as of the first day and year above written.

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