

MTC 1246-1980

Lease option agreement
between
David M Latourette and Vince Finnianous
for
834 Richmond St
Klamath Falls, Oregon

Beginning February 1, 1990

#1 The lease is for 6 months at \$250.00 per month of which \$150.00 per month applies to the down payment, with all instructions as per original 22 page document.

#2. Beginning August 1 1990 the monthly payment will increase to \$520.00 per month, this includes P.I.T. an additional down payment of \$2500.00 will be paid at this time. Lessee pays all insurance, improvements, maintenance.

#3. The lease is then extended for 60 months at this rate. \$100.00 per month will be deposited to an escrow account to accumulate for the next down payment, approximately \$6000.00

In the next 66 months the down payments will be

8-1-90= \$900.00

8-1-90= \$2,500.00

8-1-95= \$6,000.00

Total of down payments \$10,000.00 accumulated by 8-1-95

All of the above is a condensed version of the actual lease that was signed and dated on February 13 1990. a copy of the originals is held by David Latourette and Vince Finnianous

LEGAL DESCRIPTION:

Lots 35, 36, and 37 of Block 6 INDUSTRIAL ADDITION, Klamath County, Oregon

MOUNTAIN TITLE COMPANY, has recorded this
instrument by request as an accommodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.

After recording, mail to Latourette
2011 Oregon Ave
Klamath Falls, OR 97601

'90 FEB 28 PM 3 21

3894

David M. Latourette
David M. Latourette, Lessor

Vince Finnianous
Vince Finnianous, Lessee

STATE OF OREGON)
COUNTY OF KLAMATH) ss

PERSONALLY appeared the above-named David M. Latourette Lessor, and
acknowledged the foregoing instrument to be his voluntary act and deed.
BEFORE ME: 2-13-90

Betty R. Radcliffe
NOTARY PUBLIC FOR OREGON
My Commission Expires: 6-24-92

STATE OF OREGON)
COUNTY OF KLAMATH) ss

PERSONALLY appeared the above-named Vincent Finnianous, Lessee,
and acknowledged the foregoing instrument to be their voluntary act and
deed.
BEFORE ME: 2-13-90

Betty R. Radcliffe
NOTARY PUBLIC FOR OREGON
My Commission Expires: 6-24-92

"THIS DOCUMENT INCLUDES THE ATTACHED EXHIBIT "A" INCORPORATED HEREIN BY
REFERENCE."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co.
of Feb. A.D., 1990 at 3:21 o'clock P M. and duly recorded in Vol. M90
of Deeds on Page 3893

FEE \$33.00

Evelyn Biehn, County Clerk
By Danise Mullendore