

18696

MTC #24075-DN  
CONTRACT OF SALE

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Between:

BOB L. ROGERS, OWNER

And:

CRYSTAL A. MEYER

For:

A lot approximately one half ( 1/2 ) acre in size, located at 3906 Altamont Drive, Klamath Falls, OREGON.

Zoned; This property is presently zoned for mobile homes.  
DESCRIPTION: PARCEL #39-09-10 CA-600, SECTION #10, TOWNSHIP #39, RANGE #9.

PH 3 08

THERE ARE TWO MOBILE HOMES ON THE PROPERTY. BOTH ARE THE SOLE OWNERSHIP OF PURCHASER-CRYSTAL A. MEYER.

ONE 1959 GRATELAKES MOBILE HOME

ONE 1963 NASHUA MOBILE HOME.

Price  
90 AUG

TOTAL SALE PRICE IS twenty-four ( \$24,000.00 ) thousand dollars. LESS ANY PAYMENTS MADE PRIOR TO SIGNING OF THIS CONTRACT.

UNDER THE FOLLOWING TERMS AND AGREEMENTS:

1.

Prior payments were made to the South Valley State Bank, Klamath Falls Oregon under the name of Bob Rogers by purchasers parents. In accordance with contract they had to purchase this property. The amount paid according to contract, plus back taxes also paid by said parties leaves a balance owing of thirteen thousand, five hundred and eighty-two ( \$13,582.00 ) dollars, less any payments purchaser ( Crystal ) has or does pay to seller ( Bob L. Rogers ) prior to the completion of this contract.

2.

Purchaser agrees to pay to seller monthly payments on the balance in the sum of three hundred and eighty-one dollars and thirty -six cents ( \$381.36 ) monthly for a period of four years or ( 48 months ). includes the sellers interest rate of fifteen percent ( 15% ) INT. RATE

BE IT NOTED:-

PURCHASER WILL BE APPLYING FOR A LOAN TO PAY OFF THE SELLER, AND SELLER AGREES TO CARRY THE CONTRACT ACCORDING TO ABOVE MENTIONED TERMS IF FOR SOME REASON PURCHASER IS UNABLE TO SECURE A LOAN TO DO SUCH.

3.

Purchaser has the option to pay off the balance owing at anytime without penalty or interest due.

4. Purchaser agrees to keep in force insurance to protect seller from any type of law suit. A copy to verify will be sent to seller.

5. In the event of sellers death or any other reason this property is assigned or willed to another person, persons etc. this contract will still remain legally binding.

6. It is also agreed that purchaser has the same right of option to will or assign this property, excepting that in the event of assignment where person or persons must be acceptable to seller( Bob L. Rogers ).

7. This sale is to be exacuted through Title-Escrow office at the expence of the purchaser, with it clearly understood that the title remain with seller or heirs, executor etc. until property is paid in full.

8. It is the responsibility of the purchaser to keep property taxes paid.

9. Seller can not use this property to satisfy any type of debt whatever. Property is to be considered that of the purchaser, no lien or any type of attatchment may be made on the property to satisfy debt of seller.

10. Monthly payments will be due and payable on or before the 20th. day of each month. There will be a five day grace period, after which there will be a ten dollar late fee.

11. BE IT NOTED THAT THE METAL BUILDING PRESENTLY ON THE PREMISES IS NOT INSUREABLE AND OF NO USE TO THE PURCHASER, THEREFOR IT WILL BE TORN DOWN AND REMOVED TO ALLOW UP GRADING OF THE PROPERTY.

LEGAL DESCRIPTION:

The North half of Lot 4 in Block 6, THIRD ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Tax Account No: 3909 010CA 00600

X  

I BOB L. ROGERS DO HEREBY SELL THIS PROPERTY TO CRYSTAL A. MEYER UNDER THE TERMS AND AGREEMENTS WRITTEN HEREIN.

16013

BOB L. ROGERS

*Bob L. Rogers*

CRYSTAL A. MEYER

*Crystal Meyer*

STATE OF OREGON,

County of Klamath

ss.

FORM NO. 23 — ACKNOWLEDGMENT  
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 26th day of July, 1990,  
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within  
named Bob L. Rogers and Crystal Meyer

known to me to be the identical individual described in and who executed the within instrument and  
acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed  
my official seal the day and year last above written.

*Charlene J. Fink*  
Notary Public for Oregon.  
My Commission expires 6/16/92

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 9th day  
of Aug. A.D., 19 90 at 3:08 o'clock P M., and duly recorded in Vol. M90,  
of Deeds on Page 16011.

FEE \$38.00

Evelyn Biehn County Clerk

By *Pauline Mulendore*

Return: MTC