

AGREEMENT FOR SALE OF REAL ESTATE

21706

Vol. m90 Page 21197

THIS AGREEMENT, made this 15th day of November, 19 90

BETWEEN Dennis W. Strobel, whose address is \_\_\_\_\_

(or principal place of business is) 11240 Sunrise Ridge Circle Auburn, Cal. 95603  
916-889-8523

AND R.E.T. Inc., whose address is \_\_\_\_\_

(or principal place of business is) 4550 W. Oakley Suite 108, Las Vegas Nv. 89102

hereinafter designated as "Buyer."

WITNESSE: That Seller, in consideration of covenants and agreements hereinafter contained agreed to sell and convey to Buyer, and Buyer agrees to buy the following described real property:

Parcels 9 and 10 and 15, Block 82, Klamath Falls Forest Estates  
Highway 66 Unit 4, Klamath County, Oregon.

A.	Cash Price	\$	<u>5400.00</u>
B.	Less: Present Cash Down Payment	\$	<u>1080.00</u>
C.	Deferred Cash Down Payment	\$	_____
	(Due on or before <u>19</u> )		
D.	Trade-in	\$	_____
E.	Total Down Payment	\$	<u>1080.00</u>
F.	Unpaid Balance of Cash Price - Amount Financed	\$	<u>4320.00</u>
G.	FINANCE CHARGE (Interest Only)	\$	<u>625.68</u>
H.	ANNUAL PERCENTAGE RATE <u>9</u> %		
I.	Deferred Payment Price (A + G)	\$	<u>6025.68</u>
J.	Total of Payments (F + G)	\$	<u>4945.68</u>

The "Total of Payments" is payable by Buyer to Seller in approximately 36 monthly installments of One Hundred thirty seven and 38/100 Dollars (\$ 137.38), each, due on 12/15 90 and on the same day of the 15th day of each and every calendar month thereafter, until paid in full. The FINANCE CHARGE applies on all deferred payments from November 15, 1990. Such payments shall be made in lawful money of the United States. Buyer may make prepayments.

Times for Current and all subsequent taxes are to be paid by Buyer and he shall agree to pay all assessments levied subsequent to date hereof. Buyer to pay prorata share of current years taxes only from date of agreement. Seller and buyer agree at Buyers expense to place Contract and Warranty Deed in Holding Escrow at \_\_\_\_\_ to be designated \_\_\_\_\_ Seller agrees at Buyers expense and request to issue note and deed of trust on the above property by separate parcel or all. IT IS UNDERSTOOD AND AGREED that time is of the essence of this contract and should Buyer fail to comply with the terms hereof, then Seller may at his option cancel this contract and be released from all obligations in law and in equity to convey said property, and Buyer shall thereupon be deemed to have waived all rights thereto and all moneys theretofore paid under this contract shall be deemed payments to seller for the extension of this Agreement and for the rental of premises. Notwithstanding the foregoing, Seller shall not cancel any delinquent contract until not less than 45 days after having mailed written notice to Buyer's address of his intent to do so, thereby affording Buyer at least 45 days grace period in which to cure any default.

SELLER, on receiving full payments at the times and in the manner herein provided, agrees to deliver a policy of title insurance showing title to be vested in Buyer free of encumbrances, except subject to easements of record, rights of way, covenants, conditions, reservations, restrictions, and extensions of record, and to record, and to execute and deliver to Buyer a good and sufficient deed to the premises herein described. Buyer and Seller agree that Buyer may go ahead and pay unpaid taxes, if any, and deduct same from the principal balance.

WITNESSES WHEREOF said parties have hereunto affixed their signatures the day and year, last above written.

W.V. Tropp R.E.T. Inc.

Dennis W. Strobel

Klamath RETIRITS BUFE  
STATE OF OREGON: COUNTY OF KLAMATH ss.

Filed for record at request of Bill Tropp the 22nd day of Oct. A.D. 19 90 at 2:28 o'clock P. M., and duly recorded in Vol. M90 of Deeds on Page 21197.

Evelyn Biehn, County Clerk  
By Pauline Mulendore

FEE \$28.00