50-116 Vol.mai_Page_2249 191 OCT 29 AM 9 53 22498 AGREEMENT SFORMSALE OF MREAL STATE 36623 THIS AGREEMENT, made this 21 day of October, 19891, between Flamingo Suite 204 L.V. Nounda 89119 hereinafter desig-R. 2. T. nated as SELLER, and D. Michael E. Long . ansmag whose principal place of business is Rd. Hillsboro Oregon 97/24 N.W. Kan 21065 hereinafter designated as BUYER. WITNESS: That SELLER in consideration of the covenants and agreements hereinafter contained, agrees to sell and convey to BUYER and BUYER agrees to purchase the following described real property: Legal: 2.3 across u/L being parcel 3, block 22, Klameth Flils Forost Estates, Huy 66, Unit 1, Klanath County Onegon IN CONSIDERATION therefore, BUYER agrees to pay to SELLER the sum of Four Thous Auch and 00/10-(s (,000 m), lawful money of the United States, in the manner set (1) Upon execution and delivery of this Agreement, BUYER shall pay below: to SELLER the sum of _____ wenty DOLLARS (\$ _____), receipt of which, is hereby (acknowledged. The further sum of _________ , 198<u>N/A</u> DOLLARS $(\frac{5}{00}/20)$ on the $\frac{1}{10}/4$ day of $\frac{1}{10}/4$ And the balance of three thoustond were hundred seventy five to DOLLARS (\$3,9759), at 12 percent simple interest to be paid in <u>144</u> monthly installments of 52.21 or more beginning the <u>15</u> day of <u>January</u>, 19292, and on the <u>15</u> day of each month STATION BO.DE YEST OF ANY AN IN WITNESS WHEREOF, said parties have hereunto fixed their signatures thereafter until paid in fullthe day and year first above written: g thenes be set lacroq yna no ognadoùo Za BUYER 6.5 C 8 7 1 1a-11 which and been and been to stign Estuppie when has been SELLER State paried entended by Suffer-BUYER . Pares Zot 2 Page 1 of 2 Pages. $(1,1) = \{j \in \mathcal{J}_{ij} \mid j \in \mathcal{J}_{ij}\}$ enter (nr. 1993) and 1995 and Avelyn Blehn - Gundy Clerk netiter defe a and a charge a sure of a more had a sure of the second second second second second second second second second

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RECEIPTED TO AGREEMENT FOR SALE OF REAL ESTATE

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1. Taxes which accrue during the year of purchase by BUYER shall be prorated as of the date of execution of this Agreement. Thereafter, BUYER shall pay all subsequent taxes and all assessments levied subsequent to date of this Agreement.

2. BUYER shall have no right to cut or harvest any trees from the property excepting for his personal use until such time as the property is paid in full. No trees over 4" in diameter can be harvested.

3. BUYER shall construct no buildings upon the property that do not conform to applicable health and building codes of KLAMATH County, Oregon, State (1997) (1997) (1997)

4. BUYER will allow no public nuisances to be created upon the property and will not allow the property to become unsightly.

5. 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, 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 monies paid under this contract shall be deemed as payments to SELLER for the execution of this Agreement and for the rental of the premises.

6. SELLER, ten months from date of this Agreement, at the times and in the manner described, agrees at BUYER'S expense, to deliver a policy of title insurance, excepting: SELLER reserves all oil, gas and other hydrocarbon substances lying in, under or upon said property.

7. At BUYER'S request, SELLER will issue to BUYER, his heirs and assigns, ten months subsequent to the date of this Agreement, a Grant Deed secured by a Note and Deed of Trust to the subsequent property, provided that BUYER has adhered to all of the terms and conditions of this Agreement.

8. BUYER agrees to pay \$2.00 dollars monthly collection feese on each instaliment back of concerns available about the concerns of the concerns

9. A late charge of 10% of monthly payment will be charged for any payment received ten days late.

10. Seller will allow buyer a one year exchange on any parcel of comparable price. Under no circumstances will seller ref nd any monies paid by Buyer.

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of ____ Michael E. Long 29th the day of _ A.D., 19 <u>91</u> at <u>9:53</u> Oct. ____ o'clock _____ M., and duly recorded in Vol. _____ M91 of Deeds on Page _____22495 Evelyn Biehn · County Clerk \$33.00 FEE

By Dauline Mutlender

FEE \$33.0