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F OREGON

UNIFORM COMMERCIAL C

REAL PROPERTY - Form UCC-1A

THIS FORM FOR COUNTY FILING OFFICER USE ONLY

This FINANCING STATEMENT is presented to the county filing officer pursuant to the Uniform Commercial Code

1A. Debtor Name(s): <i>Clifford D Hopkins</i> <i>Sarah Jeanette Hopkins</i>	2A. Secured Party Name(s): SECURITY PACIFIC HOUSING PO BOX 1310 VANCOUVER, WA 98666	4A. Assignee of Secured Party (if any):
1B. Debtor Mailing Address(es): <i>MC 63 Box 404</i> <i>Chiloquin Ore 97624</i>	2B. Address of Secured Party from which security information is obtainable:	4B. Address of Assignee:

3. This financing statement covers the following types (or items) of property (check if applicable):

- ☐ The goods are to become fixtures on: _____ ☐ The above timber is standing on: _____
- ☐ The above minerals or the like (including gas and oil) or accounts will be financed at the wellhead or minehead of the well or mine located on: (describe real estate) *A MOBILE HOME- 1991 NASHUA VILLA 28 X 70 SERIAL NUMBER NNID31114XU*
- LEGAL DESCRIPTION OF PROPERTY: *SEE ATTACHED*

and the financing statement is to be filed for record in the real estate records. (If the debtor does not have an interest of record) The name of a record owner is:

☐ Check box if products of collateral are also covered Number of attached additional sheets: _____

Debtor hereby authorizes the Secured Party to record a carbon, photographic or other reproduction of this form, financing statement or security agreement as a financing statement under ORS Chapter 79.
Signature of the debtor required in most cases. By: *Clifford D Hopkins*
Signature(s) of Secured Party in cases covered by ORS 79.4020 *Sarah Jeanette Hopkins*
Required signature(s)

INSTRUCTIONS

- PLEASE TYPE THIS FORM.
- If the space provided for any item(s) on this form is inadequate, the item(s) should be continued on additional sheets. Only one copy of such additional sheets need to be presented to the county filing officer. DO NOT STAPLE OR TAPE ANYTHING TO THIS FORM.
- This form (UCC-1A) should be recorded with the county filing officers who record real estate mortgages. This form cannot be filed with the Secretary of State. Send the Original to the county filing officer. The Recording Party Copy is for your use.
- After the recording process is completed the county filing officer will return the document to the party indicated. The printed termination statement below may be used to terminate this document.
- The RECORDING FEE must accompany the document. The fee is \$5 per page.
- Be sure that the financing statement has been properly signed. Do not sign the termination statement (below) until this document is to be terminated.

Recording Party contact name: <i>Wita O.</i>	TERMINATION STATEMENT This statement of termination of financing is presented for filing pursuant to the Uniform Commercial code. The Secured Party no longer claims a security interest in the the financing statement bearing the recording number shown above.
Recording Party telephone number: <i>206253-4848</i>	
Return to: (name and address) SECURITY PACIFIC HOUSING SERVICES, INC. PO BOX 1310 VANCOUVER, WA 98666	By: _____ Signature of Secured Party(ies) or Assignee(s)

Please do not type outside of bracketed area.

This space reserved for County Filing Officer use

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CONTRACT—REAL ESTATE

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THIS CONTRACT, Made this 1st day of June, 1977, between GERHARD F. HINSCH and ELENORE E. HINSCH, husband and wife

F. HARVEY PEARSON and LAVONNE PEARSON, husband and wife, hereinafter called the seller, and one-half interest, and CLIFFORD D. HOPKINS and JEANETTE D. HOPKINS, husband and wife, as to an undivided one-half interest, hereinafter called the buyer,

WITNESSETH: That in consideration of the mutual covenants and agreements herein contained, the seller agrees to sell unto the buyer and the buyer agrees to purchase from the seller all of the following described lands and premises situated in Klamath County, State of Oregon, to-wit:

The S $\frac{1}{4}$ N $\frac{1}{4}$ W $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 17, lying Southerly of the center thread of the Williamson River and S $\frac{1}{4}$ N $\frac{1}{4}$ SE $\frac{1}{4}$ Section 18, Township 32 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Subject, however, to the following:

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
2. Rights of the public and of governmental bodies in that portion of the above described property lying below the high water mark of Williamson River and the ownership of the State of Oregon in that portion lying below the high water mark thereof.
3. The reservation of all subsurface rights, except water, as disclosed by deed recorded June 4, 1958 in Book 299 at page 625 and by deed recorded July 17, 1959 in Book 314 at page 279, Deed Records. (Affects N $\frac{1}{4}$ SE $\frac{1}{4}$ Sec. 18)

for the sum of Eighteen Thousand Seven Hundred Fifty and Dollars (\$18,750.00) (hereinafter called the purchase price), on account of which Five Thousand and No/100 Dollars (\$5,000.00) is paid on the execution hereof (the receipt of which is hereby acknowledged by the seller); the buyer agrees to pay the remainder of said purchase price (to-wit: \$13,750.00) to the order of the seller in monthly payments of not less than One Hundred Sixty-five and No/100 Dollars (\$165.00) each, or more, prepayment without penalty.

payable on the 1st day of each month hereafter beginning with the month of July, 1977, and continuing until said purchase price is fully paid. All of said purchase price may be paid at any time; all deferred balances of said purchase price shall bear interest at the rate of 8 per cent per annum from June 1, 1977 until paid, interest to be paid monthly and being included in the minimum monthly payments above required. Taxes on said premises for the current tax year shall be pro-rated between the parties hereto as of the date of this contract.

The buyer warrants to and covenants with the seller that the real property described in this contract is

(A) primarily for buyer's personal, family, household or agricultural purposes.

The buyer shall be entitled to possession of said lands on June 1, 1977, and may retain such possession as long as he is not in default under the terms of this contract. The buyer agrees that at all times he will keep the buildings on said premises, now or hereafter erected, in good condition and repair and will not suffer or permit any waste or strip thereof; that he will keep said premises free from mechanic's and all other liens and save the seller harmless therefrom and reimburse seller for all costs and attorney's fees incurred by him in defending against any such liens; that he will pay all taxes hereafter levied against said property, as well as all water rents, public charges and municipal liens which hereafter lawfully may be imposed upon said premises, all promptly before the same or any part thereof become past due; that at buyer's expense, he will insure and keep insured all buildings now or hereafter erected on said premises against loss or damage by fire (with extended coverage) in an amount

not less than \$ full value in a company or companies satisfactory to the seller, with loss payable first to the seller and then to the buyer as their respective interests may appear and all policies of insurance to be delivered to the seller as soon as insured. Now if the buyer shall fail to pay any such liens, costs, water rents, taxes, or charges or to procure and pay for such insurance, the seller may do so and any payment so made shall be added to and become a part of the debt secured by this contract and shall bear interest at the rate aforesaid, without waiver, however, of any right arising to the seller for buyer's breach of contract.

The seller agrees that at his expense and within 30 days from the date hereof, he will furnish unto buyer a title insurance policy insuring (in an amount equal to said purchase price) marketable title in and to said premises in the seller on or subsequent to the date of this agreement, save and except the usual printed exceptions and the building and other restrictions and easements now of record, if any. Seller also agrees that when said purchase price is fully paid and upon request and upon surrender of this agreement, he will deliver a good and sufficient deed conveying said premises in fee simple unto the buyer, his heirs and assigns, free and clear of encumbrances as of the date hereof and free and clear of all encumbrances since said date placed, permitted or arising by, through or under seller, excepting, however, the said easements and restrictions and the taxes, municipal liens, water rents and public charges so assumed by the buyer and further excepting all liens and encumbrances created by the buyer or his assign.

(Continued on reverse)

IMPORTANT NOTICE: Delete, by lining out, whichever phrase and whichever warranty (A) or (B) is not applicable. If warranty (A) is applicable and if the seller is a creditor, or such word is defined in the Truth-in-Lending Act and Regulation Z, the seller MUST comply with the Act and Regulation by making required disclosures; for this purpose, use Stevens-Ross Form No. 1206 or similar unless the contract will become a first lien to finance the purchase of a dwelling which event see Stevens-Ross Form No. 1207 or similar.

STATE OF OREGON,
County of Klamath

SELLER'S NAME AND ADDRESS

Filed for record at request of:

Security Pacific Housing

on this 3rd day of Dec. A.D. 19 72
at 11:48 o'clock A.M. and duly recorded
in Vol. M92 of Mortgages Page 28660.

Evelyn Biehn County Clerk

By Pauline M. Mendenhall Deputy.

Fee, \$10.00
Non Stan \$20.00

NAME, ADDRESS, ZIP