. hereinafter called Buyer(s).

THIS AGREEMENT, made and entered into this 11 day of February 1993 between TOWLE PRODUCTS, INC., a College of the Corporation, P.O. Box 994, Pebble Beach, CA 93953, (408) 373-3201, hereinafter called Seller, and Raymond Dochstader & Ruby Pritchard

ADDRESS 2244 Tomasina Ct. #2 Campbell, CA 95008

TELEPHONE: RESIDENCE -- (408) 371-1798

BUSINESS -- (408) 377-8426

WITNESSETH, that the Seller, in consideration of the payments to be made by the Buyer(s) and the conditions and covenants to be kept and performed by him, as hereinafter set forth, agrees to sell and the Buyer(s) agrees to buy, the real property, situated in the Unicorporated Area . County of Klamath

State of Oregon

, described as follows, to-wit:

Lot 18, Block 116 Unit #4, Klamath Forest Estates Parcel #3811-002A0-02300 2-53 Acres

SUBJECT TO: Conditions, restrictions, setback lines, easements rights and/or rights of way.

FULL PRICE \$ 6081.63

includes \$

closing costs.

Received from Buyer(s) the SUM OF \$360.00

**BYCheck** 

The number of years required to complete payment in accordance herewith is

THIS CONTRACT CAN BE PREPAID AT ANY TIME WITHOUT PENALTY.

Buyer(s) agrees to pay the Seller the aforesaid sum of money, for all of said real property, as follows, to-wit: DOWN PAYMENT OF \$ 360.00 . THE BALANCE OF PURCHASE PRICE \$ 6081.63 to be paid in installments as herein stated, with interest from Nov. 2, 1992 on unpaid principal at the rate of 10.75% per annum; principal and interest payable in installments of \$ 110.00 or more on the 2ND day of each calendar month, beginning on the 2ND day of March 1993 and continuing until said principal and interest have been paid. A late charge of Five (\$5.00) Dollars will be assessed on any monthly payment received fifteen (15) road Docharaddi

Each payment shall be credited first on interest then due and the remainder on principal; and interest shall thereupon cease upon the principal so credited. Should default be made in payment of any installment when due the whole sum of principal and interest shall become immediately due at the option of the Seller. Principal and interest payable in lawful money of the United States.

## IN ADDITION IT IS AGREED AS FOLLOWS, TO-WIT:

FIRST: Possession shall be delivered to the Buyer(s) upon the execution and delivery of this agreement, unless otherwise provided herein.

SECOND: The Buyer(s) agrees to pay all state, county, city and county and municipal taxes and assessments on said above described property of every nature whatsoever, levied, assessed, or accruing after date hereof. Should Buyer(s) fail to pay any taxes or assessments, Seller may, at his option, pay all or any of said taxes and assessments, and Buyer(s) agrees to repay to Seller on demand, the amount of all moneys paid out by Seller on account of such taxes, assessments, together with interest thereon from date of payment until repaid, at the rate of 10/75% percent per annum.

Taxes are approximately \$60.00 Per Year.

Road Assessments are approximately \$35.00 per year.

THIRD: The Seller hereby agrees that when the said purchase price and all other amounts to be paid to Seller, are fully paid as herein provided, Seller will execute and deliver to the Buyer(s) a good and sufficient deed conveying said real property free and clear of all encumbrances.

FOURTH: Should the Buyer(s) fail to make said payments or any thereof when due or fail to comply with the conditions. covenants and agreements set forth herein, the amounts paid hereon may be retained by the Seller as the consideration for making this agreement and thereupon the Seller shall be released from all obligation in law or equity to convey said property and any occupancy of said property thereafter by said Buyer shall be deemed to be and be a tenancy at the pleasure of the Seller and said Buyer(s) shall never acquire and expressly waives any and all rights or claims of title because of such possession.

FIFTH: Should the Seller sue the Buyer(s) to enforce this agreement or any of its terms, the Buyer(s) shall pay a reasonable attorney fee and all expenses in connection therewith.

SIXTH: Buyer(s) acknowledge the fact that: (A) Lots are sold as is and Seller or Broker will not improve said property in ony way: (R) Broker has not made any promise to re-sell said property for the Buyer(s).

SEVENTH: The terms, conditions, and covenants of this agreement shall be binding upon and shall inure to the benefit of the heirs, executors, administrators, and assigns of the respective parties thereto.

EIGHTH: The laws of the State of California shall govern the construction and interpretation of this agreement. IN WITNESS WHEREOF said parties have executed this agreement as of the day and year first above written.

HARRY S. CHANGRAS, Broker PROFESSIONAL LAND SERVICEYOUR COPY

405 Alberto Way, Suite 6 Los Gatos, California 95032

(408) 358-3837

Ray nond Dochstader

Buyer

Buyer

SELLER:

TOWLE PRODUCTS, INC., a California corporation

By: HOWARD PHILIP MARKS, President

MAIL BACK WHITE AND YELLOW COPIES - RETAIN PINK COPY FOR YOUR RECORDS

THIS AGREEMENT, made and entered into this [14] down of rebrucky between TOWLE PRODUCTS, INC. 1487 (orporation 1.0. Box, 994, Febble Beach, CA 93953, (408) 373-3201, hereinalter called Seller, and Raymond Tocheroder & Ruby Reteching

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ADDRESS 2244 Youretru ver a

dinator Arrichistopaso Wierhone Residence (103) 371-1398 BUSINESS METADRA ATTAINMENT WINESSETH, that the feler, in consideration of the premients to be made by the Euver(s) and the conditions and coverants to be kept and performed in third as nereinaller set forth, agions to sell and the Biwerks agrees to buy. The real property, all of hamilto County of Rimerly Informated Arms House sandal and relivered STATE OF OREGON: COUNTY OF KLAMATH: 20th Raymond Dochstader Filed for record at request of A.D., 19 93 at 11:39 o'clock A.M., and duly recorded in Vol. May on Page \_\_\_\_\_11486 Deeds County Clerk Evelyn Biehn \$35.00 Mulle FEE Non Stan 20.00 1.50 CC ord rear the second of the second second second second second second of the second of ine aloresaid sum of morey, for all of said real property, as fellows, acomic to be proid in members as on unpaid haincipal static esta at 10.77 basell die it voll eines liene koos is 1999 nercent re to de la company de la company de la company de 119.00 tage subtraction and the great tacalla act. the factorial leading wirt ach seldnesse dies telicke and continuing until said prancipal and reens the over med this education is in elso 90). Dollars will be assessed on any anoming payment received Moen [15] Return: Raymond Dochstader ແຊນອາຍາໄປເລືອ ປະການເປັນແຮ່ ແຕ່**2244ໆTomasina**(Ctid#2ແວລກ ແລນ ກ່ວນນີ້ການຕາລະເຊັ່ນກ່ວນສະເຊັ່ນ ເຂົ້າສະເຊັ່ນສະເຊັ່ນສະເ io nuis piogra any arti maily in Campbell; Cali 95008 ii blasi ed linsipo block i libii and offer the least come state traction for a libe option of the Seller. Principal and juring, payable in lawful money CLAUDICIONALIS AGREED AS POLLOWS AGRAVED THEST, A seed on that it detected to the Exercish mean thousaction and delivery of this age court, unless otherwise The flewere carees to pay all state county stit and county and municipal taxes in it essessments on said: e proper on each to nur-whitsdayer, loadd assessat or accraing after date no sal. Should Bayer(s) fail to the first transmission of the same at the option pay all or any of said taxes and assessments, and fluying) agrees to repress a transfer of an one of thomas paid of by Scher on account of such taxes, as assuming together with interest there are a some an interest per amount f of the pair of f and f are the performance. i e erreritabels 5 5 60 par year and the second second when the said place is second at all other missing to be a constitution of er with a secore and represent the Briverial ergord and sufficient deed conveying said real property POUNTIFE SEASTIFE OF SOME Whate soul pryments or any thereof when this or fall loceouply with the regularions. mentariant and the second of the fitting descriptions politication mut be totalled by the Seller as the consideration for reserved to the state of the continue deal shall be referred from all obligation in law or equity to convey said property are the second of the control of the plant of the deciment to be and be a consuct at the pleasure of the ears cals with the conseque Disapreservative and all rights or claims of title because of metapostession. PICTE Smark in the term the Ferensi breddereddids agureneut ur any of its terais. The Buyerfel shall pay a reasonable of the seal of the seal of the court of the erene de bed mat, (v) kolk arg sold as is and Seller or Broker will not improve said property in are was the Respect to the desire any promise by a self-said property for the Daylor(s); eriestytt. Destates Doores som et als asskuption of the agrenion sum be hindard open and shall mind to the salound. the entire of Cartosthi, spaingovern the construction and interpretation of this agreement. Williams who exceeds the engline distribution of the deviate of the deviated year Declaration. 3111116 CVLE DYOUGES (IV.), a Cantorsia corporate p

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