

FORM NO. 104 - CONTRACT - REAL ESTATE - Mac. May Instruments (Individual or Corporate) (Truth-in-Lending Series)

THIS CONTRACT, Made this 10 day of February, 19th, between Michael B. Jager and Margaret H. Jager as trustee of the Jager family trust agreement dated 10-15-91 and Clark J. Kenyon, a married man, hereinafter called the seller, and Derek G. Hensley, a single man,

[REDACTED], 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 de-
scribed land and premises situated in Klamath County, State of OREGON, to-wit:
I HAVE THE RIGHT TO VOID YOUR CONTRACT OR AGREEMENT BY NOTICE TO THE SELLER IF YOU
DO NOT RECEIVE A PROPERTY REPORT PREPARED PURSUANT TO THE RULES AND REGULATIONS OF THE
FEDERAL INTERSTATE LAND SALES REGISTRATION, U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOP-
MENT, IN MANUFACTURED AT THE TIME OF YOUR SIGNING THE CONTRACT OR AGREEMENT. IF
I RECEIVE THE PROPERTY REPORT LESS THAN 48 HOURS PRIOR TO SIGNING THE CONTRACT OR
AGREEMENT, I HAVE THE RIGHT TO REVOKE THIS CONTRACT OR AGREEMENT BY NOTICE TO THE SELLER
WITHIN ONE BUSINESS DAY FOLLOWING THE CONSUMMATION OF THE TRANSACTION.
A BUSINESS DAY IS ANY CALENDAR DAY EXCEPT SUNDAY, OR THE FOLLOWING BUSINESS HOLIDAYS:
NEW YEAR'S DAY, WASHINGTON'S BIRTHDAY, MEMORIAL DAY, INDEPENDENCE DAY, LABOR DAY,
HERRAN'S DAY, COLUMBUS DAY, THANKSGIVING AND CHRISTMAS."

IT IS MANDATORY THAT THE FURNISH EP BE A MEMBER OF THE LITTLE DESCHUTES RIVER WOODS OWNERS ASSOCIATION AND IS SUBJECT TO MAINTENANCE OF BOTH THE ACCESS ROAD AND THOSE ROADS WITHIN SUBDIVISION TRACTS 1069, 1121 & 1123 AS SET FORTH IN THE ARTICLES OF ASSOCIATION RECORDED IN Klamath County on March 11, 1973, INSTRUMENT # 74116, VOLUME M7, PAGE # 2591

Lots 11 and 12 in Block in Tract 1123.

for the sum of Eight Thousand Five Hundred and NO/00----- Dollars (\$ 8,500.00) hereinafter called the purchase price, on account of which Eight Hundred Fifty and NO/00----- Dollars (\$ 850.00) ----- 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: \$ 7,650.00) ----- to the order of the seller in monthly payment of not less than Eighty and NO/00----- Dollars (\$ 80.00) ----- each.

payable on the 1st day of each month hereafter beginning with the month of April, 1995, 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 7½ per cent per annum from March 1, 1995 until paid, interest to be paid monthly and ^{in addition to} being included in the minimum monthly payments above required. Taxes on said premises for the current tax year shall be prorated 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
for business or commercial purposes.
Business organization or corporation
or natural person is for business or commercial purposes other than agricultural purposes.

The buyer shall be entitled to possession of the real estate in due course of law under the terms of this contract, and the seller and buyer will not interfere with each other and have full title harmless the one from the other, and all taxes hereafter levied thereon shall be imposed upon said premises, to be paid by the seller, and the buyer shall pay his taxes, and keep all buildings now or hereafter erected on said premises, and keep

gross that all expenses and
losses of such purchase or
other negotiations and
expenses and losses of
such sale and delivery shall
be borne by him. He also
agrees to pay his share of
any expenses of the
business and to give his assent
to the transfer of his
share of the business to
the buyer. If there are
any other expenses or
losses of such purchase or
other negotiations and
expenses and losses of
such sale and delivery as
are not so described and
not so paid by the said seller,
then the said buyer, as
agent for himself and
for the said seller, shall
pay such amount. And
he further agrees to take
such steps as may be
necessary to effect the
transfer of his interest
in the business and/or
any other assets of
the business to the
buyer. He further agrees
to keep his books and
records open to the
inspector and to furnish
him with all information
and documents required
by him in connection
with his inspection
and audit. He further
agrees to furnish to the
buyer all information
and documents required
by him in connection
with his audit and
inspection. He further
agrees to furnish to the
buyer all information
and documents required
by him in connection
with his audit and
inspection.

The true and actual consideration paid or to be transferred, stated in terms of dollars, is \$3,500.00. (However, the actual amount
of consideration is to be paid in cash, which is the same as the consideration indicated which is to be paid in cash.)

IN WITNESS WHEREOF, said parties have executed this instrument in duplicate; if either of the un-

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and is a corporation, it has a trust in its corp.
Affidavit by the wife of the deceased.

RECEIVED AND AUTHORIZED
RUT-15

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—S/URGENT 100/16

M: ~~ael~~ B. JAU~~E~~, TSI.

Clark G. Farago

Clark J. Ker
have recently [A] or [X] I, not undesirable
and is defined in the Truth in Lending Act and
the Consumer Protection Act.

NOTE The sentence between the symbols () if not applicable should be deleted see Oregon Revised Statutes, Section 93.230 (Notarial acknowledgement in reverse)

Until a change is requested, all
counts shall be kept

DEREK HENSLY
252 SO. 3RD STREET
SPRINGFIELD OR 97413

1001

4061-A

STATE OF OREGON: COUNTY OF KLAMATH ss.

Filed for record at request of Klamath County Title Co the 23rd day
of Feb 1975 at 3:24 o'clock P.M., and duly recorded in Vol. M95,
of Deeds on Page 4061.

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Danielle K. Letsch