

To Be of Record in Klamath County, City of Klamath Falls, State of Oregon

Reference to: Earnest Money Agreement and Addendum's
of these Dates; but not limited to:
11/6/93 through 4/17/94

between the Parties known as:

Seller's: Bill Plummer, as Executor, of Estate of Catherine Weiser
Buyer: RL Peterson

To be known to the public and of record :

That the attached Earnest Money agreement and Addendum's are the true copies of the originals pertaining to the property known as 203 High St. (Exhibit "A" and Exhibit "B")

To be of record & recorded on the property commonly known as:

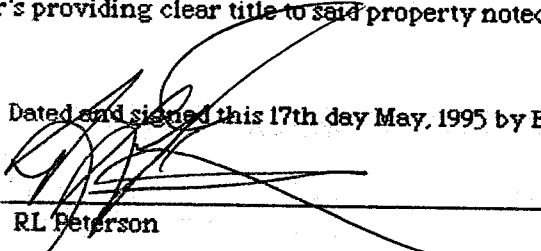
203 High St., Klamath County, Klamath Falls, State of Oregon

Legal description:

The Westerly 45 feet of Lot 5, Block 6, EWAUNA HEIGHTS
ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of
Oregon. CODE 1 MAP 3809-32BD TL 500

Further that it is the intent of the Buyer, RL Peterson to proceed,
finalize and consummate said agreements as stated, upon and subject to
Seller's providing clear title to said property noted above.

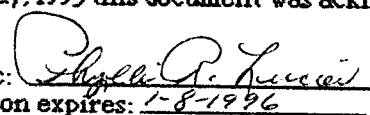
Dated and signed this 17th day May, 1995 by Buyer RL Peterson.

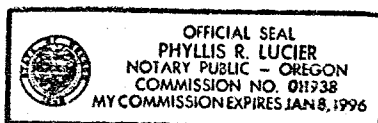


RL Peterson

Notary Public
State of Oregon

On this 17th day of May, 1995 this document was acknowledged before
me by RL Peterson.

Notary Public: 
My Commission expires: 1-8-1996



ORIGINAL

20 a

ITI-CAPITAL CORP.
OREGON ASSOCIATION OF REALTORS
SELLER'S COUNTER OFFER

5037765150

15717 P. 1

1. This is a Counter Offer to the Sale Agreement and Escrow for Earnings Money (herein after called "Sale Agreement") between
2. Bill & Phyllis Adams and
3. and Bill & Phyllis Adams (hereinafter called "Buyer",
4. dated 11-6-93 for property situated in or near the City of Blountville County of Blount and State of Tennessee
5. of Oregon and by my described as:
6. 203 High St. and conveniently referred to as:
7. 203 High St.
8. which Buyer has offered to purchase for the purchase price of \$ 413,500 payable on the terms and conditions set forth in the
9. attached Sale Agreement.
10. Buyer has requested Buyer's offer set out in the Sale Agreement but Buyer is not satisfied with that offer and therefore rejects Buyer's offer.
11. Seller hereby offers to sell the property to Buyer for the price of 415,700 Forty-fifth thousand seven hundred dollars
12. \$ 415,700 on the following terms:
13. Seller will not be put into default without written
14. Consent of Seller.
15. Seller will not have, contain or disclose
16. Seller will have E. of Range
17. Seller will have no insurance in either
18. for 30 days at 7.90 for approx 15 years
19. Property to be sold as is, at approx 15 years
20. Property to be sold as is, at approx 15 years
21. subject to the following conditions:
22. To close this transaction - 30 days from
23. acceptance of this Counter offer.
24. Buyer to keep taxes & insurance current & show
25. proof thereof.
26. Seller agrees to pay not more than \$ 0 for repairs / improvements required by lender.
27. FOR ADDITIONAL TERMS AND CONDITIONS SEE ATTACHED ADDENDUM
28. All other terms, conditions, disclosures and conditions from the Sale Agreement, not specifically modified or changed by this Counter Offer, are
29. adopted and accepted by Seller and incorporated into this Counter Offer by this reference. If this Counter Offer is accepted by Buyer as evidenced by
30. signature below, on or before 12-1-93 then the referenced Sale Agreement is amended by this Counter
31. Offer shall become a binding contract between the parties.
32. As proof, Buyer shall sign the Escrow Agreement and the Escrow Agent to pay out of proceeds of sale the expenses of furnishing title insurance, Buyer's
33. recording fees, Buyer's closing costs, and any disbursements of the property payable by Seller on or before closing. Seller agrees to pay REALTORS &
34. commission for services rendered in this transaction:
35. A (1) A listing fee of \$ 2,212.50 in cash or (2) Six separate Closing Instructions and Fee Agreement. In the event Buyer accepts Seller's
36. Counter Offer but fails to complete the sale pursuant to the terms of the Sale Agreement and this Counter Offer, the Escrow Agent shall be authorized to
37. disburse at any time through 100 of the Sale Agreement shall be distributed as follows, after deduction of any title insurance and escrow cancellation
38. charges: Seller 100% to the benefit of REALTORS.

39. SELLER ACKNOWLEDGES THAT SELLER HAS READ AND FULLY UNDERSTANDS THIS COUNTER OFFER AND HAS RECEIVED A

40. COMPLETELY FILLED IN COPY OF THIS COUNTER OFFER.

41. SELLER Bill & Phyllis Adams

42. SELLER Bill & Phyllis Adams

43. Address: 203 High St.

44. Listing Broker Bill & Phyllis Adams

45. Address: 203 High St.

46. Phone: 882-2121 By Agent Bill & Phyllis Adams

47. If this is a co-op sale, the commission shall be divided as follows: Listing REALTOR % Selling REALTOR % Broker's Initials

48. BUYER'S ACCEPTANCE OF SELLER'S COUNTER OFFER

49. THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE

50. PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS. VIOLATION IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE

51. CONSTRUCTION OR REMOVAL OF RESIDENCE. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING THE TITLE

52. TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND

53. OTHER USES OF THE PROPERTY.

54. SELLER'S COUNTER OFFER

55. SELLER'S COUNTER OFFER

Exhibit A



OREGON ASSOCIATION OF REALTORS®
ADDENDUM TO SALE AGREEMENT AND RECEIPT FOR EARNEST MONEY

FILED 5-1-94
BY To Carolyn
15718

ADDENDUM # A

In reference to the foregoing ☒ Sale Agreement and Receipt for Earnest Money # 075186 ☐ Seller's Counter Offer
between R.L. Peterson "buyer",
and Bill Phillips, Admin. "seller",
for property situated in or near the City of Medford, County of Joseph, and State of Oregon and legally described as:

and commonly known as 203 High St.
When signed by buyer and seller, this Addendum is made a part of and incorporated by this reference into the Sale Agreement and Receipt for Earnest Money or Seller's Counter Offer referred to above.

Extension of Closing date to April 1, 1994
For reasons to closed title as per E.M. Agreement
075186 Dated Nov 6, 1993

Date 1-14-94
Buyer [Signature]
Date
Buyer
Selling Office [Signature]
Selling REALTOR Carolyn Bunn ex 311
Date 1-14-94 Broker's Initials

Date
Seller
Date
Seller
Listing Office
Listing REALTOR
Date
Broker's Initials

Exhibit "B"
(Initials)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Capitol Industries the 15th day
of June A.D., 19 95 at 10:14 o'clock A M., and duly recorded in Vol. M95
of Mortgages on Page 15716

FEE \$20.00

By Bernetha G. Busch, County Clerk
[Signature]