Selle	the by and between THE	ist Department	LIFORNIA, 1 940 Edurth A	NATIONAL ASSO	CIATION,	a national panyin	Sessociati	ion, as Trustee,	her inafter cal
RIA	by and between THE t? wildse address is Tri C ACTONC D C H	His e w	fe as	whose addre	ss ¹ is	91-17631	B Ka	maaha	Loap #1
CIAT	TION, as Trustee and a	s creditor, in co	moliance with	federil laws	viry part bit.	Charle DAN	T UF CAI	LIFUKNIA, NA	ATIONAL ASS
descr	1. Seller agrees to sell ibed as follows: Lot(s	to Buyer, and Block(s) 201	Buyer agrees	to purchase from Se	eller, real p	operty located j	n the Cour	of Klamath.	. State of Oreg
office	e of the County Recon	erof said Cour	NO. 1027 aka	f Mill Scott Pines, ir	n the Count	y of Klamath, S	tate of Ore	gon, as per ma	p recorded in (
record	d or appearing in the	ecorded man of	f said tract an	d specifically the co	venants; rest	rictions, reservat	ions, easen	nents, rights and	d rights of way
	estrictions recorded in Declaration were fully The following disclosu							ce with the sam	e effect as thou
		ires are being m	hade in complia	ance with the Truth i	in Lending	Act.			terep of a second
lio m li	ANNUAL 705 DROST 6 PERCENTAGE RATE	FINANCE CHARGE	es à homestor	MAmount in Contract Financed		Total of Payments	an di tar	Total Sale Price	
	The cost of a bill - yours	amount the	ng hing la taig ta shew timan	The amount of	hidensiyo Fe Jio2 maa d	The amount you wi	m in the second	The total cost of	your
	a yearly nate nd book you on (10) days after such	credit will	emised, or erev ad or created t	to you or on	outrourne L autrourne L	have paid after you have made all payments as schedu	aled.	purchase on cred your downpayme	ent of
di v	ma P by Seiler to or		inter viain r	nices 🔿 🗤 🚣 item				\$ 1,500	2. •2
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sans R her	curity: You are giving a	security interest in	realisani za Rini manuta	To Josephine offering	nent: If you p	ay off early, you	• * * * * *		
10103-1	nodi <u>Chi</u> the goods or p Hoomaa data da taraas	roperty being nur	reliased. 2015/201	may	will		o pay a pena	ulty.	an a
(200)	Histori har torona of	 I. (Pontini viii) I. (Pontini viii) I. (Pontini viii) 	gainulazza con gainulazza con gal information	Politicitical Line May Manual May	will	not be enti	itled to a ref	und of part of the	e finance charge.
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7	2. The unpaid balance	in the lease of th	120 equi	ial monthly installm	ients of 5	107.67 day of hal	Dol	llars or more ind	cluding interest
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Os Real property taxes for the current fiscal year for year against the lot described herein shall Belphorated to the date of this Agreement. Buyer shall promptly pay all such taxes due after the date lot of years, when due, shall conditing a breach of this contract, and Seller may, at its option, exercise all levies, Buyer shall be responsible for and shall be responsible for and shall be reach of this contract, and Seller may, at its option, exercise all such taxes of the payment in full by Buyer of Buyer shall exercise and levies, when due, shall conditing a breach of this contract, and Seller may, at its option, exercise all such taxes of the payment in full by Buyer of Buyer shall execute a trend or an option default of any Buyer of Buyer of the surface of this Agreement for cancellation. Seller shall execute a conditions, covenants, restrictions, and lights of way now of record along with all other maters specified in this Agreement and to all matters, done insurance issued by a reliable title company showing title to said property vested in Buyer's expense. Seller shall filmish to Buyer a policy of the buyer. 60

Bayer entitling the Buyer to a deed as provided for herein; there shall further appear upon the face of said land. Upon the payment in full and performance by the 6 10. Buyer shall keep, preserve and maintain said property in good order and condition; Buyer shall not commit or permit waste of said property; and

Buyer shall comply with all laws, ordinances, regulations, covenants, conditions, restrictions, easements, right and rights of way relating to or affect-11. Seller shall have the right at all reasonable times to inspect said property, and Buyer shall allow Seller to inspect the same upon Seller's request.

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12. Buyer shall not declare nor attempt to declare a homestead upon nor select said property as a homestead nor attempt to record any declaration of homestead upon said property during the term of this Agreement.

13. All improvements made to or placed on said property by Buyer shall be and become a part of said property. Buyer agrees that until payment in pull has been made or until Buyer has received written consent from Seller, Buyer will not commit waste or encumber said realty and during the peri-od of this Agreement will keep said realty free of all liens and encumbrances done, made, caused, or created by him of any kind and nature. Buyer agrees to pay and discharge any lien or encumbrance on said realty that is made, done, caused or created by him within ten (10) days after such lien or encumbrance'is placed thereon.

14. No representations, agreements or warranties whether express or implied, not herein expressly set forth have been made by Seller to or with Buyer. Buyer acknowledges that no persons have had nor now have any authority to make any representations, agreements or warranties, whether express or implied, binding upon Seller not expressly set forth herein and that, if any such representations, agreements or warranties, whether given and are not herein expressly set forth, each, every and all thereof are of no force or effect. This Agreement is the only agreement between Seller and Buyer, and all prior or contemporaneous negotiations are merged herein and supersede hereby.

15. Until all sums due under this agreement have been paid in full, Buyer shall not sell, assign or transfer this Agreement or any right, title, or interest herein without first obtaining the written consent of Seller, and any attempt so to do shall be of no force or effect.

est herein without first obtaining the written consent of Seller, and any attempt so to do shall be of no force or effect. 16. Any-payments made by Buyer to Seller may be applied by Seller in payment of or on account of any obligation or liability of Buyer to Seller, and the application of such payments by Seller shall be conclusive upon Buyer. 17. Time is of the essence of this Agreement, and full performance by the Buyer of all his obligations hereunder is and shall be a condition precedent to his right to a conveyance hereunder; and should default be made (a) in the payment of any installments of principal and interest when the same obligation hereunder, and any such default is not cured within forty-five (45) days after receipt by Buyer of written notice by Seller, then this Agreement on the part of the parties shall be deemed automatically-cancelled and terminated, at Seller's option; and in the event of such cancellation be retained by Seller as liquidated damages, the parties agreeing that it would be impractical and extremely difficult to fix such damages. If, in the whatever amount paid herein by Buyer is in excess of Fifteen Percent (15%) of the purchase price, exclusive of interest, the Seller shall be demoded in Buyer whatever amount remains after cither subtracting FifteenPercent (15%) of the purchase price, exclusive of interest, or the amount of Seller's actual to Buyer is in excess of FifteenPercent (15%) of the purchase price, exclusive of interest, or the amount of Seller's actual to Buyer whatever amount remains after cither subtracting FifteenPercent (15%) of the purchase price, exclusive of interest, or the amount of Seller's actual to Buyer amount of Seller's actual to Buyer is a greeier. As an alternative remedy to Seller, upon default by Buyer in nawment of any indebtotion damages is a subtracting a solution of the purchase price, exclusive of interest, or the amount of Seller's actual to Buyer amount of Seller's actual to Buyer is in another subtracting FifteenPercent (15%)

damages, whichever is greater and the second recorded in the office of the County Recorder of the County of Klamath. Oregon. Notice of sale having been giving as then required by law and not less than a time theil required by law having elapsed after recordation of such notice of default. Seller may sell property at the time and place of sale fixed by it in said notice of sale, either as a whole or in parcels and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at the time of sale. Seller may postpone sale of all or a portion of said property by public announcement at lawful money of the United States, payable at the time of sale. Seller may postpone sale of all or a portion of said property by public announcement at a mouncement at the time fixed by the preceding post-ponement. Seller shall deliver to the purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The ar such sale. After deducing all costs, 'tees and expenses of Seller, including cost of the evidence of title and reasonable attorney's fees in connection under the terms hereof, not then repaid with defined interest at 10% per annum; (2) all other sums then secured hereby; (3) and the remainder, if any, to the person or person's legally entitled 'thereto.' If the aforesaid 'atternative' remedy' is utilized by the Seller and Buyer has paid more than Fifteen Percent' (15%) of the purchase price, exclusive of interest, then in that event Seller shall be entitled to retain the Fifteen Percent (15%) of the purchase price, exclusive of interest, or Seller's actual damages, whichever is greater and Buyer shall be entitled to any remainder. 18₃, Buyer, and Seller and seller and seller concels buyer's rights hereunder, Buyer will, at the option and upon the demand of Seller, execute

18, Buyer, and Seller, agree that in the event Seller, cancels Buyer's rights hereunder, Buyer will, at the option and upon the demand of Seller, execute in favor of and deliver to Seller, a good and sufficient Quitclaim Deed to the said realty; and this acceptance by Seller shall operate as a full release of all Buyer's obligations, hereunder, Buyer and Seller further agree that in the event Buyer rescinds this agreement through the buyer's right of option and upon the demand of Seller, execute in favor of and deliver to Seller a good and sufficient Quitclaim Deed to seller agree that in the event Buyer rescinds this agreement through the buyer's right of option and upon the demand of Seller, execute in favor of and deliver to Seller a good and sufficient Quitclaim Deed to said realty; and this accep-tors by the Seller shall operate are full release of all Buyer's obligation hereunder. tance, by the Seller, shall, operate as a full release of all Buyer's obligation hereunder, the

19. Buyer and Seller agree that this agreement will become binding upon the Buyer and Seller two (2) days after the deposit in the U.S. mail of notice of acceptance addressed to the Buyer in accordance with the provisions of paragraph 4 hereof, with postage prepaid. 20. Each of the signed copies hereof shall be deemed a duplicate original, and this Agreement shall inure to the benefit of and be binding upon the

successors and assigns of each of the parties hereto. 21. This Agreement is made by Seller as Trustee under a Declaration of Trust, and Buyer's recourse against Seller shall be limited solely to the

assets of the trust estate and not the assets of Seller in any other capacity. House A

22. Developer herein has installed the interior roads in the Mt. Scott subdivision. Buyer hereby agrees that neither Developer or Seller has any fur-ther responsibility in any manner in connection therewith it. 1751 at 161 are 100 at 2 10 at 2 1

ther responsibility in any manner in connection therewith. 1/3 (11) bit 1/3 (11) bi relating to the subdivision here in or the providing, at such time as hereinabove set forth, of said electricity to the subdivision. 24. Buyer understands and agrees that any and all claims, suits, actions or arbitration shall take place only in the appropriate Court in the City and/or

Buyer has read and understands all of the terms and provisions stated in this Agreement for Sale of Property, and all such terms and provisions here-

of are fully a part of this contract. STATE OF OREGON: COUNTY OF KLAMATH : SS:

Filed for record at re	equest of	Wynwood A	Agency, Inc	· . ·	the 20th	
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