| | MT, SCOTT MEADOWS, ALSO KNOWN AS MT. SCOTT PINE M96 Page 14280 | |
|-------------------|--|---|
| 18248 | STANDARD FORM - AGREEMENT FOR SALE OF PROPERTY | |
| THIS AGREEMENT fo | Sale of Real Estate dated the day of May 19 95, is hereby | , |

| made by and between THE BANK OF CALIFORNIA, NATIONAL ASSOCIATION, in the Option of the Sole | and sergrants property |
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| made by and between THE BANK OF CALIFORNIA, NATIONAL ASSOCIATION, the management of the second secon | the state of the s |
| Seller, whose address is Trust Department, 910 Fourth Avenue, In floor, Seallie washington softward | |
| 12 hereinafter called F | Buver. |
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LO BATOMINE IN PACING Phone 622-1874 , hereinafter called Buyer. The disclosure contained in the following paragraphs below are required to be made by THE BANK OF CALIFORNIA, NATIONAL ASSO-CIATION, as Trustee and as creditor, in compliance with federal laws. 1. Seller agrees to sell to Buyer, and Buyer agrees to purchase from Seller, real property located in the County of Klamath, State of Oregon, described as follows: Lot(s), Block(s) <u>LOV (BIOCK 7</u> in Mt. Scott Meadows Subdivision, Tract No. 1027, aka Mt. Scott Pines, in the County of Klamath, State of Oregon, as per map recorded in the surface thereof. Said conveyance shall be made subject to all conditions, covenants, restrictions, reservations, easements, rights and rights of way of record or appearing in the recorded map of said tract and specifically the covenants, conditions and restrictions set forth in that certain Declaration of Restrictions recorded in the Official Records of Klamath County, all of which are incorporated herein by reference with the same effect as though said Declaration were fully set forth herein. said Declaration were fully set forth herein.

with the Touth in Lending Act ...

WHITE and GREEN: BANK OF CALIFORNIA

| The following disclosure | s are being mac | e in compila | | | | | |
|---|--|-----------------------------|--|---------------------------------|--|---|--|
| ANNUAL PERCENTAGE RATE | FINANCE CHARGE | | Amount Financed | | al of ments | Total Sale Price | |
| The cost of your credit as a yearly rate. | The dollar amount the credit will cost you. | | The amount of credit provided to you or on your behalf. | hav | e amount you will re paid after have made all ments as schedule?. | The total cost of your purchase on credit, including your downpayment of | |
| 9 * | | | s 8000° | • s | 12,160 | e <u>s 2000°</u> s 14,160 <u>80</u> | |
| You have the right to receive | at this time an ite | mization of th | e Amount financed. | | · | | |
| I want an Itemiza | | do not want ar | | | | | |
| Your payment schedule will | | | | | | | |
| Number of Payments | | Amountof | ayments When Payments A | | | re Duc | |
| 120 | | 41 | 0134 | | | | |
| | | l | | | 1 | | |
| Security: You are giving a se | | | Pre-Paym | | off early, you | - 14-5 | |
| the goods or pr | operty being purch | hased. | may | | have to pay | a penalty. to a refund of part of the finance charge. | |
| See your contract document | C | -l information | about nonnavment defi | ault any requi | red repayment in full b | before the scheduled date, | |
| and prepayment follogs and | nenanics. | | | | | | |
| o mi | hall be paid in | 120 . | ual monthly installm | ents of 4 | 0134 | Dollars or more including interest at | |
| 2. The unpaid balance s | on the unpaid h | palance. Con | imencing on the | /d | ay of Augus | 1995, the first installment | |
| of said unpaid principal bala | nce and interest | t shall be paid | d, and on the same da | iy of each mo | onth thereafter a like | e installment shall be paid until the total | |
| inpaid principal balance an | d interest have | been paid in | full. Interest to begi | n to accrue (| ment date The num | mber of years required to complete pay- | |
| All or any part of the unpair nent in accordance with the | terms herewith | is <u>10</u> | years. In the event of | a late payme | ent, the provisions in | n Paragraph 17 on the reverse side here- charges in the event of a late payment. | |
| of shall apply. Under no circ | cumstances, how | vever, will B | uyer be subject to an maid balance of this | y default, del contract as w | as hereinabove pro | charges in the event of a late payment. vided and obtain a partial refund of any | |
| prepaid finance charge (inte | rest) which is u | nearned as of | f the date of said prep | bayment. | a of a local title un | der this contract of sale, subject only to | |
| Seller will refain a s | ecurity interest | in the real pl | roperty described abo | Jve, consisti | real property, will be | der this contract of sale, subject only to e subject to said security interest. subsequently delivered to Selier in writ- | |
| 4. Any notice to Buyer | may be given t | o Buyer at th | ne address stated in th | nis Agreemen | t or at any address | subsequently delivered to Seller in writ- the current address of Buyer for the pur- | |
| ing by Buyer. Buyer unders | tands and agree | s that Buyer | shall be fully response | Sidie to keep | and forthwith by B | awer upon said change, certified to the | |
| address of Seller herein. N | otice to seller s | nall be give | ii oliny at the address | | and either personal | ly or by certified mail, postage prepaid, | |
| notices or demands provide | d or permitted | hereunder sh semed given | all be in writing, and seven (7) days after | placed in th | e mail as set forth a | ly or by certified mail, postage prepaid, above. The provisions of this paragraph | |
| shall not apply to Paragraph | 5 hereof. | Comico Brien | | | notice to the Selle | r until midnight of the fourteenth day | |
| 5. You (Buyer) have following the signing of th | the option to ca e contract or A | ancel your o Agreement. | ontract or Agreence | In of Sale of | notice to life solid | | |
| If you did not receive | a Property Repo | ort prepared | pursuant to the rules | and regulation | ns of the Office of I | Inter-State Land Sales Registration, U.S. e contract or Agreement of Sale may be | |
| Department of Housing an cancelled at your option for | d Urban Develo two (2) years f | from the date | of signing. | ig ale condu | | and also maniped mard and understand a | |
| 6 Buyer acknowledge | s that he has re- | ceived, read | and understood and a | igned a copy | of this Agreement | and also received, read and understood a | |
| copy of the following: (CH | | | | 5 | Bubdivision Put | blic Report | |
| State of California, Department of Subdivision Public Report and Per | | | rmit | <u> </u> | Oregon Real Estate Commissioner | | |
| | | | Housing and Urban | Developme | nt | | |
| | | L Stat | te Property Report No | otice of Disc | laimer | | |
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| | DISCLOS | URE REQUI | IREMENTS OF THE | ice of Rescis | SION KIDINS WHEICU | y Duyci understands that he is entering | |
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| less than fourteen (14) ca | iendar days fro | m the date o | a execution of uns 7 | greement by | the Buyers herein | as required by the Laws of the State of ting by notifying MT. SCOTT PROPER ore the date indicated on said Notice of | |
| California and the Califon | ia Department C e Suite 202, S | of Real Estate | California 94577, | by mail or t | elegram on or befo | ore the date indicated on said Notice of | |
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| Buyer has read and u and provisions are incorpo | inderstands all o | of the terms a | and provisions stated and are fully a part of t | on the rever his agreemer | se side hereof and i | Buyer and Seller agree that all such term | |
| | | | | | | ve written | |
| NOTICE: See other | REOF, the parti | es herely hav | e executed this Agre | ement the da | y and year first abo | ve writtell. | |
| X Jacqueline | y. mer | igenal | | THE BAN | k of Californi L Association | IA, | |
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| | | | Buyer | | Title | | |
| WHITE and GREEN BAN | KORCALIFOR | | NARY: DEVELOPER | R PINK | BROKER GO | DLDENROD: BUYER AT TIME OF SIGNIN | |

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| Filed for record at reque | | Of Calif | | the17th | day |
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| of <u>May</u> | A.D., 19 <u></u> a | 10:00 | t o'clock | AM., and duly recorded in Vol. <u>M96</u> | , |
| | of <u>Deeds</u> | | ······································ | on Page <u>14280</u> . Bernetha G. Letsch, County Clerk | |
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