

- REAL ESTATE SALE AGREEMENT -

BY AND BETWEEN Mrs. ANTONIA SCHILLER, of age, widow, employee and resident of 116 Sandalwood Dr., Kissimmee, Florida, herein called the SELLER; and Mr. SCOTT MAXFIELD and Mrs. AMY MAXFIELD, both of age, married each other and resident of Lapine, Oregon 97739, herein called the BUYERS.

This proposed Sale Agreement was entered first on November 1st., 1996 by Mr. Michael I. Schiller and Mrs. Antonia Schiller and Mr. Scott Maxfield and Amy Maxfield, but the same was not carry out due to Mr. Schiller's sickness. Mr. Schiller died on December, 1996 and now, Mrs. Antonia Schiller, as his only heir of the Estate will continue with the agreement as follows:

Mrs. Antonia Schiller, as Seller, in accordance with Mr. Schiller's desires, agree to sell the following Real Estate Property described:

"Township 24 Bange 10 East W.M. Section 3, N.W.
1/4 of M.S.W., 1/4 of N.W., 1/4 of W., 1/2 of W.,
1/2 of N.E., 1/4 W., 1/4 of W., 1/4 of N.W. 1/4 of
Klamath County, State of Oregon - 12.5 Acres."

Buyers and Seller do hereby agree to the following terms for the Sale:

- 1- The total amount for the sale of the real property mentioned above will be FOURTEEN THOUSANDS SEVEN HUNDREDS FIFTY DOLLARS (\$14,750.00).
- 2- The Buyers will start paying the amount of ONE HUNDRED SEVENTY FIVE DOLLARS (\$175.00) on February 10th, 1997, and the amount of \$175.00 sent by the Buyers to the Seller on December 12, 1996 will be credited to the first payment of February 10th., 1997.
- 3- The Seller agree that the Buyers will continue paying the sum of \$175.00 in advanced monthly payment beginning on February 10th., 1997 mentioned above, and they will continue paying the same amount until the property loan is paid in full.
- 4- However, within the first year, Feb. 10th. 1998, the Buyers will make a payment of ONE THOUSAND FIVE HUNDRED DOLLARS (\$1,500.00). This is not to change the final sum of \$14,750.00.
- 5- The Buyers will make all payments in U. S. money the 10th. day of each month, but if they pay after the 15th. day of each month they had to pay a penalty of \$25.00.

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6- The Buyers may make payments at large as they are able and may make additional payments at any time that they wish.

7- The Buyers will take possession of said property any time after February 10th., 1997.

8- The Buyers will hold Seller liable for nothing, Buyers agree to purchase said property "AS IS".

9- The Buyers will have to pay the property taxes - every year.

10- If any one of the parties on this Agreement due or become incapacitated, the remaining party will continue with said Agreement.

WITNESS our hands and seals, this 05th. day of March--
1997.

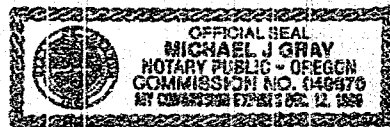
x Scott Maxfield
SCOTT MAXFIELD - Buyer

x Amy Maxfield
AMY MAXFIELD - Buyer

STATE OF OREGON
COUNTY OF Deschutes

} SS.

Sworn to and subscribed before me by Mr. Scott Maxfield and Mrs. Amy Maxfield, this ~~10th. day of February, 1997~~
5th day of March, 1997



x Michael J. Gray
Notary Public

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Antonia Schiller
ANTONIA SCHILLER - Seller

STATE OF FLORIDA
COUNTY OF OSCEOLA

} SS.

Sworn to and subscribed before me by Mrs. ANTONIA SCHILLER, this 10th. day of March--., 1997.



OFFICIAL SEAL
PEDRO J. ALBERIO
My Commission Expires
April 4, 1997
Comm. No. CC 275091

Pedro J. Alberio
Notary Public

19451

STATE OF FLORIDA
COUNTY OF OSCEOLA

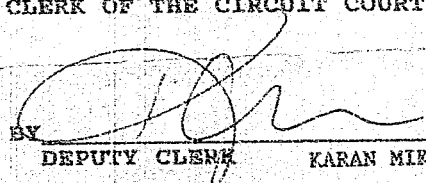
I, LARRY WHALEY, CLERK OF THE CIRCUIT COURT OF SAID COUNTY, THE
SAME BEING A COURT OF RECORD, DO HEREBY CERTIFY THAT _____

PEDRO J ALBERIO WHOSE NAME IS SUBSCRIBED TO THE WITHIN
CERTIFICATE OF PROOF OR ACKNOWLEDGMENT, A NOTARY PUBLIC WITHIN AND
FOR SAID COUNTY, RESIDING THEREIN, AND DULY AUTHORIZED BY THE LAWS
OF SAID STATE TO TAKE THE SAME AND TAKE THE PROOF AND
ACKNOWLEDGMENT OF DEEDS. AND I FURTHER CERTIFY THAT I AM WELL
ACQUAINTED WITH HIS HAND-WRITING AND VERILY BELIEVE THAT THE
SIGNATURE TO SAID CERTIFICATE OF PROOF OR ACKNOWLEDGMENT IS
GENUINE.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SENT MY HAND AND AFFIXED
THE SEAL OF OFFICE AT KISSIMMEE IN SAID COUNTY THIS 11TH DAY OF
MARCH 19 97.

LARRY WHALEY

CLERK OF THE CIRCUIT COURT

BY 
DEPUTY CLERK KARAN MIKELL

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Scott Maxfield the 8th day
of June A.D., 19 98 at 2:38 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 19449
Return: Scott Maxfield
P.O. Box 2325
LaPine, Or. 97739
By Kathleen Rasmussen
Bernetha G. Letsch, County Clerk

FEE \$40.00