

1957 JUN 20 13:14 Vol. 199 Page 1957

KNOW ALL MEN BY THESE PRESENTS, That Lisa Hanscom

hereinafter called the owner, in consideration of \$12,000.00 paid by Colleen

hereinafter called the second party, the receipt of which hereby is acknowledged by the owner, has given and granted and does hereby give and grant unto the second party the sole, exclusive and irrevocable right and option for a period commencing this date and ending on the 15th day of January, 1960 (hereinafter for brevity called the expiration date) to purchase the following described real property in Klamath County, State of Oregon, to-wit:

Parcel #1 of LP 39-95, being Lot 12 of "Pleasant Home Tracts" situated in the SE 1/4 NW 1/4, Section 2, T 39 S, R 9 E N 1/4, Klamath County, Oregon, also known as 4835 Cottage Street

at and for a price of \$95,000.00, payable at the times and in the manner following:

- 1) \$200 per month Option money will be paid separately from the rent (per terms of Lease dated 1/13/99) beginning 4/1/99. The \$200 per month will be applied toward the purchase price.
- 2) In the event Owner is unable to transfer title, Owner will reimburse and repay all option money paid.
- 3) This sale, if exercised, will be a cash transaction, entire balance due before expiration and upon closing escrow.
- 4) This option is null and void if said party discontinues leasing property on 1/5/60.

If the second party elects to exercise this option, it shall deliver a written notice thereof to the owner on or before the said expiration date, said notice shall be accompanied by a cashier's check or by a certified check made payable to the owner in the amount of \$300.00, to be applied on said purchase price. In lieu of making manual delivery of said notice and check, the second party may place the same in a sealed envelope addressed to the owner at the owner's address below, said envelope then to be deposited in the United States registered mail, with postage thereon fully prepaid, and delivered at the owner's said address on or before said expiration date.

(123456789)

Open file and file

5. Systems Disclosure of Information on Lead-Based Paint and or Lead-Based Paint

If the property includes housing constructed prior to 1978, see attached Seller's Disclosure of Information on lead-based paint.

[illegible][illegible]

All adjustments between the parties shall be made on the basis of the date of delivery of deed out of escrow; the expenses of title insurance and other expenses of the escrow agent shall be shared equally between the owner and the second party, and with the second party that owns the owner of said property and has a valid right to sell the same.

and convey the same and to contract as follows: This document is an option and nothing more than an option and does not pass to a vest in the land. In the event that the second party does not so elect to exercise second party's option within the time hereof, this instrument forthwith shall become null and void.

This contract shall bind and issue to the benefit of, as the circumstances may require, not only the immediate parties hereto but their heirs, successors-in-interest and assigns as well.

[illegible]

to be signed and its seal affixed by an officer duly authorized therein by order of the Board of Directors of this agreement shall apply. _____, 19____

IN WITNESS WHEREOF the Chief Clerk of the Court has hereunto set his hand and the seal of the Court at the City of New York, this 14th day of June, 1967.

[illegible]

6407 Harvey
with Falls, OR 976

B. J. Smith

(OWNER: L. JOHNSON)

The following words are defined:

IMPORTANT NOTICE: If the one who gives the above notice is a candidate and the one to whom it is given is a member of the House of Representatives, the notice must be given in accordance with the provisions of the Federal Election Campaign Act and its amendments, and the notice must be filed with the Federal Election Commission. For more information, see the Federal Election Commission's regulations, 11 C.F.R. 101.10, 101.11, 101.12, and 101.13. If the notice is given to a member of the House of Representatives, the notice must be filed with the Federal Election Commission, Form H-1325.

Notice of Right to Cancel said Deed is hereby stated to be null and void.

STATE OF OREGON, County of _____
 This instrument was acknowledged before me on _____

by _____ This instrument was acknowledged before me on _____

of _____

NOTARY PUBLIC FOR OREGON
 1999

NOTES	157-3800	11	My commission expires	7
COMMENTS	157-3461	12		
NUMBERS	157-3461	12		

STATE OF OREGON: COUNTY OF CLATSOP: ss. _____ the _____ 20th _____

Filed by request of _____
January _____

Sold in Graham _____
At _____ 3/4 _____
P. M., and duly recorded in Vol. _____
on Page _____ 1967
County Clerk

of _____ at _____
Return: Colleen Graham
4835 Cottage by Kathleen Jones

IEE \$35.00 RFO 87601

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