

1999 AUG -5 PM 1:05  
 SELLER Roberta J. Wollaston  
 BUYER Penny Felber & Andrew G. Felber  
 Address 3111 Casebeer Rd BONANZA OR. 97623  
 ROBERTA J. WOLLASTON AGREES TO SELL THE LOT LISTED BELOW  
 TO Penny Felber & Andrew G. Felber

Lot 5 Block 67 Klamath Falls Forest Estates HWY. 66 Unit Plat # 3 Situated in section 3 Township 38 south, range 11 east of the Willamette Meridian, Klamath Co. Oregon.

Subject to covenants, conditions, reservations, easements, restrictions, rights, rights of way, and all matters appearing of record.

Selling price to be \$ 30,000.00 dollars \$ 500.00 down balance of \$ 29,500.00 to be paid at no less than \$200.00 each and every month with annual % rate of 10.0000% per annum, for 6 months, the Payment to be made by the 15 Th. of each and every month. After three months the payments will be \$ 350.00 dollars per each and every month Payment due by the 15th of each and every month interest remains at 10% per annum. Taxes are to be paid by purchaser within 30 days of notification by Klamath Co. 2 payments past due and the property will be Quit claimed back to seller. All taxes will be paid by purchaser within 30 days of notification by seller. Any and all attorney fees and or collection costs will be paid by PURCHASER

### INSTALLMENT NOTE -INTEREST INCLUDED

(Balloon Payment - Due on sale)

Klamath County Oregon August 4-1999

FOR VALUE RECEIVED, I, we or either of us, promise to pay in lawful money of the United States of America, to Roberta J. Wollaston, A single woman or order, at place designated by payee, the principal sum of

\$ 30,000.00 with interest in like lawful money from 8-15-99 at 10.0000 percent per annum on the amounts of principal sum remaining unpaid from time to time. Principal and interest payable in monthly installments of \$200.00 for 3 months then and thereafter \$350.00 on the same day of each and every month, beginning on the 15th day of August 1999. continuing until paid in full. A \$25.00 late fee will be assessed any payment not received within 15 days of it's payment due date. no balloon payment. If property sells or changes ownership for any reason, the balance of this note becomes due and payable immediately.

Each payment shall be credited first on interest then due and the remainder on principal; and interest shall thereupon cease upon the principle so credited. This property must be insured by purchaser and proof of insurance will be given to seller annually. Proof of taxes paid will also be furnished by purchaser to seller.

page 1 of 2

page 2 of 2

If no payment is late each and every year there will be a skip payment for the month of December each and every year that no payment is paid later than the 15th of each and every month. other than the year of 1999.

Any and all improvements must be to Klamath Co. code.

There will be no removal of metal bldg.

This property is sold as is, no water, Purchaser must legalize the existing mobile home.

Non payment of taxes or insurance will be grounds for foreclosure

This agreement was read and understood by all parties concerned and signed by all parties. concerned, each party having a copy.

SIGNED Roberta J. Wollaston DATE 8/4/99

SIGNED Penny G. Birt DATE 8/4/99

SIGNED Robt J. Wollaston DATE 8/4/99

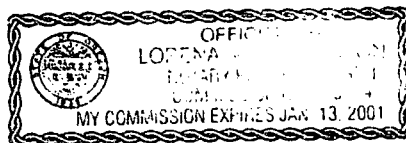
When filed mail to R. Wollaston P.O.Box 12 Beatty Oregon

Notary

Louisa W. Wollaston

date

8-4-99



State of Oregon, County of Klamath  
Recorded 8/05/99, at 1:05 p.m.

In Vol. M99 Page 31323

Linda Smith,

County Clerk

Fee \$ 35.00 sw