

CONTRACT of SALE for REAL PROPERTY

On this day, 6 July 2001, I, Ramona A. Bounds,  
do hereby sell to, Thomas David Wilson  
and, Krista Jean Wilson  
the below described real property.

Lot 6, Block 15, First Addition Klamath River Acres, Klamath County, Oregon.

Located at, 17112 Ponderosa Lane, Keno, Oregon.

For the sum of 38,452.00  
Lease rent applied 0  
Renters deposit applied 0  
Mortgage balance 38,452.00

This mortgage balance \$  
is to be paid in continuous consecutive payments of \$ 500.00 per month, beginning  
3 Aug 2001, and thereafter each month on the same date until this mortgage balance  
is paid in full. Interest will be calculated at the rate of 10% per annum.

It is agreed that property taxes must be paid in full yearly, and that fire insurance must be  
maintained continuously in the amount not less than \$ 20,000.00 dollars.  
Cancellation of fire insurance without a policy of equal value will constitute cause for a breach  
of contract. Delinquent taxes not paid before the next fiscal year will constitute cause for a breach  
of contract. Mortgage payments must be made monthly and timely. Any missed payments will  
constitute cause for a breach of contract.

A breach of contract will constitute grounds for said described real property repossession.

State of Oregon  
County of Klamath

Seller Ramona A. Bounds Date 6 - July 2001  
Ramona A, Bounds

Buyer Krista Jean Wilson Date 7-6-01

Buyer Thomas David Wilson Date 7-6-01

ON July 6<sup>th</sup> 2001 Krista J. Wilson, Thomas D. Wilson and Ramona A. Bounds  
Personally appeared before me Deborah Torrie whose identity  
I proved on the basis of Oregon DL's & ID card.  
NOTARY: Deborah Torrie



## PROMISSORY NOTE ON REAL PROPERTY

Today, 6 July 2001,  
 We, Thomas David Wilson, and Krista Jean Wilson,  
 promise to pay our mortgage obligation of \$ 38,452.00, to Ramona A. Bounds  
 as agreed in our Contract of Sale for Real Property.

I, Ramona A. Bounds, promise that upon full payment of this note will  
 furnish a Trust Deed for the described Real Property to the Buyers named above.

This note is not assumable by another party, or parties, without the permission of Seller,  
 Ramona A. Bounds.

Buyers, Thomas David Wilson Date 7-6-01

Buyer, Krista Jean Wilson Date 7-6-01

Seller, Ramona A. Bounds Date 7-6-01  
 Ramona A. Bounds

State of Oregon  
 County of Klamath

ON July 6<sup>th</sup> 2001 Krista J. Wilson, Thomas D. Wilson  
 and Ramona A. Bounds personally appeared before me Deborah Torrie  
 whose identity I proved on the basis of Oregon DL & ID card.

Notary Deborah Torrie

Ramona Bounds  
 1389 Foss Rd  
 Talent, OR 97540

State of Oregon, County of Klamath  
 Recorded 07/06/01 at 3:29 p.m.  
 In Vol. M01 Page 33083  
 Linda Smith,  
 County Clerk Fee \$ 26.00

