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**Real Estate Sale Agreement**

Sellers: John A. Keppinger and Ronda L. Keppinger of 26767 Yonna Wood Rd. Bonanza, Oregon, 97623, herein enter into the below sales agreement:

Buyer: John Shaw of 7221 Harpold Road, Klamath Falls, Oregon 97603, offers to purchase the following described real property (hereinafter "the Property") situated in the County of Klamath, State of Oregon (legal description): Parcel 1 of Land Partition 22-94 being a portion of Parcel 1 of "Minor Land Partition No. 79-134" situated in Government Lots 2 and 3 of Section 7, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon. And commonly known as (street address) 7510 Yonna Drive, RR1, Box 762, for the purchase price of \$15,000.00 U.S. dollars

On the following terms: Earnest money herein receipt for.... A. \$ 2,500.00  
the balance of down payment (2-20-2000) B. \$ 1,000.00

Payable as follows: Balance to be paid on a monthly basis at 8% interest due on or before the 20th of each consecutive months, total property and equipment payment to be \$194.49.

There is no prepayment penalty.

**Additional Provisions and Additions:**

Also in consideration and included in this sale is the below mentioned equipment:

#1	Linn Lumber Sawmill with Power Feed Unit for the sum of	\$ 3,500.00
#2	Large Linn Lumber Sawmill	\$ 3,500.00
#3	Powermatic 20" Planer	\$ 750.00
#4	Shop Built Shaper	\$ 750.00
#5	Flatbed Trailer (title # 9534822710)	\$ 350.00

Total cost of building and equipment	\$23,850.00
less earnest money received 1-20-2000	\$ 2,500.00
less balance of down payment 2-20-2000	\$ 1,000.00
Balance	\$20,350.00

Also being understood that buyer shall keep and maintain the equipment and real property in good condition and repair, except for reasonable wear and tear.

In the event payments as specified are not paid and or are delinquent for not more than three months, the contract shall be deemed in default, and the sellers shall declare the principal balance immediately due and payable. If not so paid the sellers shall take possession of real property and any payments or sums paid shall become the property of the sellers.

I/We agree that we have read and understood the provisions of the Contract and acknowledge receipt of a copy and have signed our names hereto.

*John Keppinger* 1/22/00 *John Shaw* 1/22/00  
*Ronda L. Keppinger* 1-22-2000 *John T. Shaw* 10/30/01  
 Sellers Buyers  
*John Keppinger* 10/24/01  
*Ronda L. Keppinger* 10-24-01



STATE OF OREGON,  
 County of Klamath } ss.

FORM No. 23—ACKNOWLEDGMENT.  
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BE IT REMEMBERED, That on this 30th day of October, 2001  
 before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within  
 named John Shaw:

known to me to be the identical individual..... described in and who executed the within instrument and  
 acknowledged to me that he..... executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed  
 my official seal the day and year last above written.



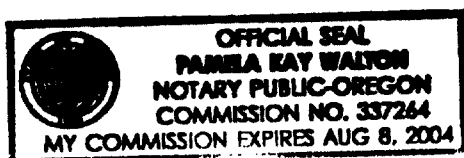
*Becky A. Brown*  
 Notary Public for Oregon  
 My commission expires 2-25-05

## ALL-PURPOSE ACKNOWLEDGMENT

State of Oregon  
 County of Klamath } ss.

On 10-24-01, before me, Pamela Walton Notary Public  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")  
 personally appeared John Keppinger & Ronda Keppinger.  
Name(s) of Signer(s)

☒ personally known to me  
☒ proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Pamela Kay Walton  
Signature of Notary Public

Place Notary Seal Above

## OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

## Description of Attached Document

Title or Type of Document: Real Estate Sale Agreement

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

## Capacity(ies) Claimed by Signer

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

RIGHT THUMBPRINT  
 OF SIGNER  
 Top of thumb here

Signer Is Representing: \_\_\_\_\_

State of Oregon, County of Klamath  
 Recorded 10/30/01 at 10:15 A m.  
 In Vol. M01 Page 55181  
 Linda Smith,  
 County Clerk Fee \$ 26.00