

FORM No. 1118 © 1999
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Portland, Oregon 97204

OWNER'S SALE AGREEMENT AND EARNEST MONEY RECEIPT

A. PURCHASER'S OFFER: Robert & Pat, Kenneth & Madeline, Philip & Deb Grant ("Purchaser")
offer(s) to purchase the following real property in the County of Klamath, State of Oregon (insert address and legal description):
Idlerest, Block 1 Lot 16, 17, 18 & Idlerest, Block 4 Lot 5, 6, 7

and the following personal property (personal property in as is condition):
for the purchase price of 30,000 Dollars \$ 30,000

payable as follows: (a) earnest money herein receipted for of _____ \$ _____;
(b) on (date) _____, as additional earnest money, the sum of _____ \$ _____;
(c) on delivery of ☐ deed ☐ contract, the sum of (balance of down payment) _____ \$ _____;
(d) the balance of the purchase price _____ \$ _____

payable as follows: IN Monthly Payments for 120 months (10th of Each month)
Robert & Pat Grant pay \$112 - per month
Kenneth & Madeline Grant pay \$112 per month
Philip & Deb Grant pay \$112 per month
Partners can & shall only sell to existing partners named above
1st Payment 4-10-02

☐ (CHECK IF APPLICABLE) SEE ADDENDUM A FOR ADDITIONAL PROVISIONS. At their option of assessed value.
Loan Contingencies. If a loan is provided for above, Purchaser shall promptly apply and use best efforts to obtain that loan, and the sale and purchase are subject to the Purchaser and the property qualifying for the loan.
Earnest Money Deposit. If this offer is accepted, the earnest money receipted for below shall be: (a) (use only if closing in escrow) ☐ deposited with _____ as escrow; or (b) ☐ retained by Seller, and either (i) applied at closing to the Purchase Price or otherwise retained by Seller as provided in this agreement, or (ii) retained by Seller until refundable to Purchaser as provided in this agreement.

Property Included/Excluded. With the following exceptions, Seller shall leave on the premises as part of the property purchased: all irrigation, plumbing, heating, cooling, electrical and lighting fixtures (including oil tanks but excluding unattached fireplace equipment); built-in appliances; water heaters; bulbs and tubes; window treatments; window and door screens; storm doors and windows; attached floor coverings; attached television antennae; and all shrubs, plants and trees. The exceptions are (if none, so state): _____

Deed. The property is to be conveyed by statutory warranty deed free and clear of all liens and encumbrances except zoning ordinances, building and use restrictions, reservations in Federal patents, easements of record which benefit the property or area where the property is located and (if none, so state) _____

Seller Financing. If Seller will hold a contract or trust deed, the contract or trust deed shall require Purchaser to: (a) maintain the real property in good condition; (b) provide fire and customary casualty insurance naming Seller as an insured, for the full insurable value of the real property; and (c) pay all real property taxes and assessments when due. Purchaser's default shall entitle Seller to: (a) call all amounts owing, due and payable; (b) recover Seller's reasonable attorney fees incurred in exercising Seller's remedies under the contract or note and trust deed; and (c) exercise all remedies legally available.

Possession. Possession of the property is to be delivered to Purchaser: ☐ within _____ day(s) after closing; ☐ on or before March 5, 2002
Pro Rates. Real property taxes, rents, unused tenant deposits (whether or not refundable), interest on obligations assumed by Purchaser, other expenses prepaid by Seller for the property, and accrued and unpaid obligations relating to the property and for which Purchaser will be responsible, shall be prorated between Seller and Purchaser as of the date of possession. Real property taxes assessed after closing on account of prior special assessment of the property (e.g., as farm or forest property) shall be paid by ☒ Purchaser ☐ Seller (INDICATE WHICH). Purchaser shall pay Seller for heating oil in the tank at date of possession.

Closing. Closing shall occur on or before March 5, 2002. ☐ (CHECK IF APPLICABLE) The transaction will be closed by the escrow company named above, with the escrow fee paid 50% by Seller and 50% by Purchaser. At closing, Seller may pay out of the purchase money, encumbrances to be discharged by Seller.

Assignment. If any of the purchase price will remain owing to Seller after closing, Purchaser may not assign Purchaser's rights under this agreement without the written consent of Seller.
Seller's Representations. Seller represents that: (a) except as stated in writing in this agreement or in Seller's Property Disclosure, if any, Seller knows of no material structural defects in the real property including the heating, cooling, electrical and plumbing systems and equipment; (b) the residence is connected to ☐ a public sanitary sewer system ☒ a cess pool or septic tank ☐ a public water system ☐ a private well. Seller agrees that the real property including those systems and equipment shall be in substantially its present condition, at delivery of possession. With these exceptions, the real property is sold and purchased as is, with all defects apparent and not apparent. NOTE: Seller may be required to give Purchaser a statutory property disclosure or disclaimer.

Private Well. If the property is served by a private water well, Seller represents that: (a) the well has provided an adequate supply of water during the entire year for the uses it serves; (b) (if the well provides water for human consumption) to the best of Seller's knowledge the water is fit for human consumption; and (c) the continued use of the well and water complies with the laws of all governmental agencies. No other representations are made concerning the water supply and well. If the well provides water for domestic use, upon Seller's acceptance of Purchaser's offer, Seller, at Seller's expense, will have the well tested for nitrates and total coliform bacteria and for such other matters as are required by the Oregon Health Division. Upon receipt, Seller shall submit the test results to the Oregon Health Division and Purchaser. If the written report of the test made by Seller shows a substantial deficiency in quality of the water, then Purchaser may terminate this transaction by delivering written notice of termination to Seller within 24 hours after receipt by Purchaser of the written test report, unless within 24 hours after delivery of notice of termination, Seller agrees in writing to correct before closing, the deficiencies shown on the report.

Inspections. Purchaser understands that a complete professional inspection of the property is advisable. CHECK ONE OF THE FOLLOWING TWO BOXES:
☐ PROFESSIONAL INSPECTION(S): Purchaser may have the property and all elements and systems thereof (including any private water well serving the property) inspected by one or more professionals chosen and employed by Purchaser. If an inspector reports the presence of a material defective condition or of a lead-based paint hazard in the property,

Purchaser may terminate the transaction by delivering to Seller, written notice of Purchaser's disapproval of the inspection report. Notice must be delivered within _____ business days (seven if not filled in) after the date this agreement is made. Purchaser shall promptly provide a copy of the report to Seller if requested by Seller. Purchaser understands that if Purchaser does not give written notice of disapproval of an inspection report showing a material defective condition or a lead-based paint hazard, within the time provided above, that constitutes acceptance of the condition of the property.

☒ PURCHASER'S INSPECTION: Purchaser has personally inspected the property and all elements and systems thereof. Purchaser is fully satisfied and has elected NOT to have an inspection performed by anyone else.

Lead-Based Paint. ☐ (Check and comply if property includes non-exempt housing constructed before 1978) See attached "Seller's Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards."

Smoke Detectors. Seller agrees that prior to closing a properly installed and functioning smoke detector(s) will be installed in each dwelling unit as required by law.

Title Insurance. As part of closing, Seller will furnish to Purchaser at Seller's expense a title policy in the amount of the purchase price and insuring marketable title. Prior to closing, Seller shall give Purchaser a title insurance company's report showing its willingness so to insure title to the property.

Earnest Money Payment/Refund. If Seller does not accept this offer, or if Seller accepts this offer and fails to close the sale as provided in the agreement, the earnest money shall be refunded, but Purchaser's acceptance of the refund is not a waiver of other remedies available to Purchaser. If Seller accepts this offer and is ready, willing and able to perform, and Purchaser fails to perform as and when provided in this agreement, then the earnest money and additional earnest money, if any, shall be paid to Seller and this contract will be of no further binding effect.

Statutory Disclosures. THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES. (IF THE PROPERTY IS TAXED AS HISTORIC PROPERTY, INCLUDE STATEMENT IN ORS 93.040(3))
Time/Essence/Binding Effect. Time is of the essence. This contract is binding upon the successors and permitted assigns of Purchaser and Seller.

Purchaser may revoke this offer any time prior to Seller's acceptance. If not accepted by _____ o'clock _____ M., (date) _____, this offer is automatically revoked. Purchaser has an executed copy of this offer, which Purchaser has read and understands. The deed or contract is to be prepared in the name of _____

Purchaser (A): Robert & Pat Grant Date: 3-4-02 (B): Kenneth & Madeline Grant Date: 3-4-02
Address (A): 370 Livermore Dr Reno NV 89509
Address (B): 7795 White Fir St. Reno, NV 89523
Phone(s): (A) 775-787-1022 & _____; (B) 775-742-5621 & _____ Fax: (A) _____; (B) _____

B. SELLER'S ACCEPTANCE/REJECTION/COUNTER OFFER AND RECEIPT FOR EARNEST MONEY (COMPLETE ONE OF THE FOLLOWING TWO OPTIONS):
☐ Seller accepts the Purchaser's offer and acknowledges receipt from the Purchaser of the sum of \$ NONE in the form of ☐ cash ☐ check ☐ promissory note payable: ☐ on Seller's acceptance; or ☐ on (date) _____, as earnest money and part payment of the purchase price, which Seller will handle as provided above. Seller acknowledges receipt of an executed copy of this contract, which Seller has read and understands.
☐ Seller rejects Purchaser's offer and (check if applicable) ☐ makes the attached counter offer.

X Seller (A): Al Grant Date: 3-05-02 (B): _____ Date: _____
Print Seller Name(s): (A) Al Grant (B) _____
Address (A): 4342 Lombard Drive Klamath Falls OR 97603
Address (B): _____
Phone(s): (A) 541-883-0922 & _____; (B) _____ Fax: (A) _____; (B) _____

C. PURCHASER'S ACKNOWLEDGMENT: Purchaser acknowledges receipt of a copy of Purchaser's offer showing Seller's acceptance, and confirms Purchaser's agreement to purchase the property.
Purchaser (A): Robert Grant, Pat Grant Date: 3/4/02 (B): Kenneth Grant, Madeline Grant Date: 3-4-02

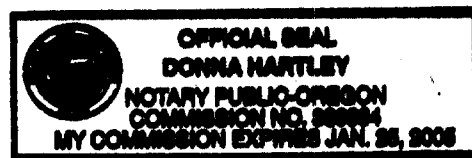
For other forms to be used in this transaction, the publisher recommends S-N Form and Publication Nos: 503 - Seller's Disclosure of Information on Lead-Based Paint and/or Lead Based Paint Hazards; 810 - Handy Pad (Addendum); 910 - Owner's Counter Offer; 1088 - Seller's Property Disclaimer; 1089-A - Seller's Property Disclosure (page 1); 1089-B - Seller's Property Disclosure (page 2); and 2008 - Protect Your Family from Lead in Your Home (EPA pamphlet).

Purchaser(C) Philip & Deb Grant DATE 3-4-02
Address(C) 1431 Joe Wright Rd Klamath Falls OR 97603
Phone(C) 541-883-1184 Purchaser(C) Philip & Deb Grant DATE 3-4-02

13081

State of Oregon, County of Klamath
Recorded 03/05/2002 10:06 a m.
Vol M02, Pg 13080-81
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

State of Oregon,
County of Klamath
Signed and attested before me on March 5, 2002
Al Grant



Donna Hartley 0305-02