

02 JUN 10 PM4:03

BETTY C. VAN RANSLER, TRUSTEE, OR HER SUCCESSORS IN TRUST UNDER THE BETTY C. VAN RANSLER LOVING TRUST, HEREINAFTER CALLED "SELLER" AND MISTI L. CROY, HEREINAFTER CALLED "BUYER", HAVE ON THIS DAY, JANUARY 1<sup>st</sup>, 2002, ENTERED INTO AN AGREEMENT WHEREBY MISTI L. CROY WILL PURCHASE THE REAL PROPERTY LOCATED AT 222 NORTH WASHINGTON STREET IN THE CITY OF MERRILL, COUNTY OF KLAMATH, STATE OF OREGON. THE PURCHASE PRICE IS \$17,200.00. TERMS OF THIS AGREEMENT ARE: MONTHLY INSTALLMENTS OF NOT LESS THAN \$190.00, INCLUDING INTEREST AT THE RATE OF 6% PER ANNUM. THE FIRST PAYMENT IS DUE JANUARY 1<sup>st</sup>, 2002; PAYABLE TO BETTY C. VAN RANSLER, TRUSTEE. A LIKE PAYMENT WILL BE MADE BY THE 8<sup>th</sup> OF EACH FOLLOWING MONTH UNTIL PAID IN FULL.

PAYMENTS WILL BE MADE NO LATER THAN 15 DAYS AFTER DUE DATE WITHOUT WRITTEN APPROVAL OF BETTY C. VAN RANSLER, TRUSTEE, OR HER SUCCESSORS IN TRUST UNDER THE BETTY C. VAN RANSLER LOVING TRUST.

MISTI L. CROY MAY, AT HER OPTION, AND WITHOUT PENALTY, MAKE EXTRA PAYMENTS.

ALL TAXES, INSURANCE, AND ASSESSMENTS WILL BE PAID WHEN DUE BY MISTI L. CROY.

BETTY C. VAN RANSLER, TRUSTEE, OR HER SUCCESSORS IN TRUST UNDER THE BETTY C. VAN RANSLER LOVING TRUST WILL HOLD THE TITLE DEED TO THE REAL PROPERTY UNTIL THE NOTE IS PAID IN FULL. WHEN PAYMENT IS MADE IN FULL, BETTY C. VAN RANSLER, TRUSTEE, OR HER SUCCESSORS IN TRUST UNDER THE BETTY C. VAN RANSLER LOVING TRUST WILL SURRENDER THE TITLE DEED TO MISTI L. CROY.

FAILURE TO FOLLOW TERMS OF THE ABOVE PURCHASE AGREEMENT MAY RESULT IN TERMINATION OF THE CONTRACT AND FORFEITURE OF ALL MONIES PAID.

THE 24X60 HOMETTE MOBILE HOME LOCATED ON THIS REAL PROPERTY IS THE SOLE PROPERTY OF MISTI L. CROY AND IS NOT PART OF THIS AGREEMENT.

THIS CONTRACT IS BINDING ON THE PARTIES HERETO AND ON THEIR HEIRS AND ASSIGNS, AND MAY NOT BE ALTERED WITHOUT THE WRITTEN CONSENT OF BOTH PARTIES, HERETO.

SELLER: BETTY C. VAN RANSLER, TRUSTEE OR  
HER SUCCESSORS IN TRUST UNDER  
THE BETTY C. VAN RANSLER LOVING TRUST

s/s Betty C VanRansler DATE 5-16-2002

BUYER: MISTI L. CROY

s/s Misti L Croy DATE 5-16-2002

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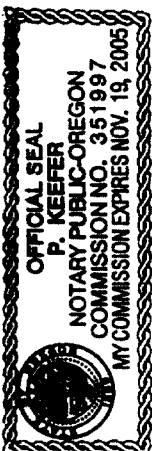
STATE OF OREGON

County of Klamath

This instrument was acknowledged before me on May 16, 2002 by Betty C. VanRansler and Misti L. Croy.

My Commission Expires:

[Signature] Notary Public - Oreg



"AS IS" AGREEMENT

PURCHASER ACCEPTS THE PROPERTY "AS IS" WITH ANY AND ALL LATENT AND/OR PATENT DEFECTS. SELLER HAS NO AGREEMENT OR PROMISE MADE TO ALTER, REPAIR, OR IMPROVE THE PROPERTY. SELLER HAS MADE NO REPRESENTATIONS CONCERNING THE CONDITION OF THE PROPERTY, AND SELLER HEREBY DISCLAIMS ANY AND ALL EXPRESS OR IMPLIED WARRANTIES OF CONDITION, SUITABILITY, OR FITNESS FOR A PARTICULAR PURPOSE.

ACKNOWLEDGED AND ACCEPTED:

BUYER: MISTI L. CROY

s/s Misti L. Croy

DATE 5-16-2002

33964

State of Oregon, County of Klamath  
 Recorded 06/10/2002 4:03 p.m.  
 Vol M02, Pg 33962-64  
 Linda Smith, County Clerk  
 Fee \$ 3.00 # of Pgs 3

\* - - Property Data Selection Menu - -  
 -1 Owner: VAN'RANSLER BETTY C TRUSTEE  
 Prop ID : R120764 (Real Estate) (193510) VAN'RANSLER BETTY C LOVING T  
 Map Tax Lot: R-4110-001CC-04400-000 PO BOX 361  
 Legal : MERRILL ORIGINAL, BLOCK 20, LOT 2 MERRILL, OR 97633  
 N2 LOT 3, MS X# 151971

Situs : 222 WASHINGTON ST Year Built : 1920  
 MERRILL, OR 97633 Living Area: 720

Name(s) :  
 Code Area : 228

Sale Info :

2001 Roll Values

Deed Type : 05	Improvements	\$	16,730 (+)
Instrument: M99-37342	Land	\$	11,490 (+)
2001 Tax Status * No Taxes Due *	Appraised	\$	28,220 (=)
Current Levied Taxes : 324.51	Exemptions	\$	0 (-)
Special Assessments :	Taxable RMV	\$	28,220 (=)
2002-03 SB125 Taxes :	M50 Assessed	\$	26,550

(A)lt Disp	(Y) primary	(S)econdary	(L)and/Impr
(G)en Appr	(O)wnership	(H)istory	(.) More

Enter Option from Above or <RET> to Exit: \_\_\_\_