

04 MAR 8 AM 11:08

AFTER RECORDING MAIL TO:
MR. & MRS. TIMOTHY ROBERTS
977 MITCHELL
DAIRY, OR 97625

WTC-63512 TA

Vol M04 Page 13087

State of Oregon, County of Klamath
Recorded 03/08/2004 11:08 AM
Vol M04 Pg 13087-89
Linda Smith, County Clerk
Fee \$ 31⁰⁰ # of Pgs 3

CONTRACT / AGREEMENT TO SALE PROPERTY

PURCHASE AND SALE AGREEMENT made by and between:

Peter A. Nevin and Malinda Nevin, Seller

And

Timothy Roberts and Marilyn Roberts, Buyer

1. The seller agrees to sell and the buyer agrees to purchase the following described property: Land Partition 6-03, Situated in Section 24, T38S, R10E, WM and in the S ½ section 30, N ½, Section 31 of T38s R10E, WM., Klamath County.
2. Buyer agrees to pay Seller and Seller to accept \$20,000 for the above described property, survey expenses, closing costs and all other costs and fees for the purchase transaction.
3. Seller will accept \$50.00 per month from the buyers for no longer than 10 years, prior to which the buyer agrees to obtain conventional bank financing for the subject property.
4. Seller agrees it has a clear title to property, full authority to sell without any liens, encumbrances and liabilities.
5. Said property is sold in "as is" condition.
6. This agreement shall be binding upon and inure to the benefit of the parties, their successors, assigns and personal representatives.

Signed this Eighteenth day of January, 1995 by and between:

Peter Nevin
Seller, Peter Nevin
Peter Nevin

Malinda Nevin
Seller, Melinda Nevin
Malinda Nevin

Timothy Roberts
Buyer, Timothy Roberts
Timothy Roberts

Marilyn Roberts
Buyer, Marilyn Roberts
Marilyn Roberts

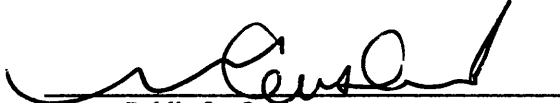
SEE ATTACHED NOTARY PAGE

Am
340

State of Oregon
County of Clatsop

On this 4th day of March, 2004, personally appeared before me the above named PETER NEVIN, and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

WITNESS My hand and official seal.



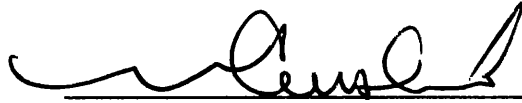
Notary Public for Oregon
My Commission expires: 6-19-09



State of Oregon,
County of Clatsop

On this 3RD day of March, 2004, personally appeared before me the above named Timothy Roberts and Marilyn Roberts and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

WITNESS My hand and official seal.



Notary Public for Oregon,
My Commission expires: 6-19-04

