

04 JUN 24 11:37  
PLEASE COMPLETE THIS INFORMATION.

Vol M04 Page 40832

RECORDING REQUESTED BY.

State of Oregon, County of Klamath  
Recorded 06/24/2004 11:37 A m  
Vol M04 Pg 40832-33  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

Returned @ Counter

AND WHEN RECORDED MAIL TO:

Michael Koska  
20691 HWY 62  
Shady Cove OR 97539  
541-821-2432

THIS SPACE FOR RECORDER'S USE ONLY

## Sales Agreement

(Please fill in document title(s) on this line)

Grantor: Walter E. Wagner & Eleanor A. Wagner

Grantee: Michael Koska

Consideration: Total price \$10,000.00 with payments  
of \$100.00 monthly.

Legal: T-37, R-11, S-22C, TL-1500  
Block-17, Lot 4,  
Klamath Falls Forest Estate's  
HWY 66 Plat #1

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION  
(Additional recording fee applies)

# SALES AGREEMENT

40833

June 12, 2003

Walter E. Wagner and Eleanor A. Wagner agree to sell and Michael Koska agrees to buy Lot 4 Block 17 Hwy 66 Plat #1 of Klamath Falls Forest Estates in Klamath County, Oregon for the price of \$10,000.00 (ten thousand dollars). The seller is not requiring any down payment. Monthly payments will be at least \$100.00 but they may be more according to the desire of the buyer. The first monthly payment will be due July 15, 2003 and monthly payments will be due on the fifteenth day of each month thereafter until the balance is completely paid. The balance can be completely paid at any time with no pre-payment penalty. The buyer will pay the property taxes in November 2003 and each year thereafter. Interest on the balance will be at the rate of 9% per year (0.75% per month). This agreement can be transferred to the surviving seller or to other family members of the seller. If this agreement is placed in the hands of an attorney for collection, the buyer promises and agrees to pay the reasonable attorney's fees and the collection costs of the seller. If six months of no payments occurs the buyer agrees to forfeit any interest they have in this agreement or in the land and agrees that the property and any improvements on the property will revert to the seller.

Walter E. Wagner  
Walter E. Wagner

Eleanor A. Wagner  
Eleanor A. Wagner

Michael Koska  
Michael Koska

Re: T-37, R-11, and 22C, TL-1500  
Lot-4, Block-17, Klamath Falls  
Forest Estates

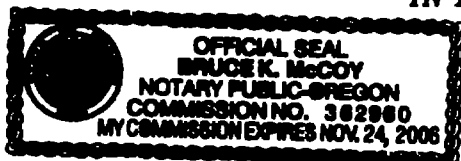
STATE OF OREGON,

County of Klamath } ss.

BE IT REMEMBERED, That on this 13<sup>th</sup> day of July, 2003,  
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within  
named MICHAEL KOSKA.

known to me to be the identical individual..... described in and who executed the within instrument and  
acknowledged to me that h.e......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.



Bruce K. McCoy  
Notary Public for Oregon  
My commission expires November 24, 2006

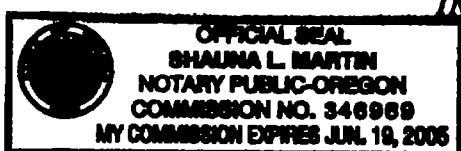
STATE OF OREGON,

County of Klamath } ss.

BE IT REMEMBERED, That on this 18<sup>th</sup> day of July, 2003,  
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within  
named Walter & Eleanor Wagner.

known to me to be the identical individual..... described in and who executed the within instrument and  
acknowledged to me that they.....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.



Shauna L. Martin  
Notary Public for Oregon  
My commission expires Jun 19, 2005