

04 JUN 24 AM 11:37

PLEASE COMPLETE THIS INFORMATION.

RECORDING REQUESTED BY.

Vol M04 Page 40834

State of Oregon, County of Klamath
Recorded 06/24/2004 11:37 A m
Vol M04 Pg 40834-36
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

Returned @ County

AND WHEN RECORDED MAIL TO:

Michael Koska
20641 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 of \$23,000.00, with a down payment of \$5,000.00, with monthly payments of \$200.00.

Legal: T-37, E-11, S-21C, TL-4300
Lot 53, 54 - Block-15
Klamath Falls Forest Estates
HWY 66 Plat #1

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

SALES AGREEMENT

40835

Dec. 13, 2002

Walter E. Wagner and Eleanor A. Wagner agree to sell and Michael Koska agrees to buy Lots 53 and 54 Block 15 Hwy 66 Plat #1 of Klamath Falls Forest Estates in Klamath County, Oregon for the price of \$23,000.00 (twenty three thousand dollars). Michael Koska agrees to pay \$5,000.00 down payment, of which \$2,000.00 will be paid immediately and the other \$3,000.00 will be paid when his house is sold. Monthly payments will be at least \$200.00 but they may be more according to the desire of the buyer. The first monthly payment will be due February 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 payment 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.

Michael Koska
Michael Koska

Re: T-37, R-11, S-21C, TL-4300
Lot-53, 54, Block-15,
Klamath Falls Forest Estates

CALIFORNIA
STATE OF OREGON,

County of _____

ss.

BE IT REMEMBERED, That on this _____ day of _____, 19____, before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within named _____

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

Notary Public for Oregon

My commission expires _____

Walter E. Wagner
Walter E. Wagner

Eleanor A. Wagner
Eleanor A. Wagner

STATE OF OREGON,

County of Klamath

ss.

BE IT REMEMBERED, That on this 24th day of December, 2002, before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within named Walter E. Wagner and Eleanor A. Wagner

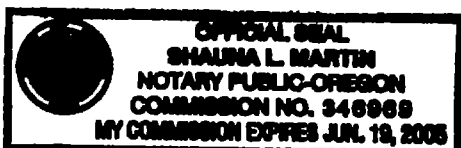
known to me to be the identical individual..... described in and who executed the within instrument and acknowledged to me that they.....executed the same freely and voluntarily.

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

Shauna L. Martin

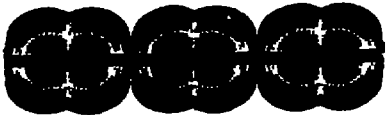
Notary Public for Oregon

My commission expires Jun 19, 2005



CALIFORNIA

40836



ALL-PURPOSE



ACKNOWLEDGEMENT

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE)

On 12-19-02 before me, R. D. MAYFIELD, NOTARY PUBLIC,
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared, MICHAEL KOSKA
personally known to me (or 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.

[Signature]
NOTARY PUBLIC SIGNATURE

(SEAL)



OPTIONAL INFORMATION



TITLE OR TYPE OF DOCUMENT SALES AGREEMENT
DATE OF DOCUMENT DEC. 13, 2002 NUMBER OF PAGES ONE
SIGNER(S) OTHER THAN NAMED ABOVE WALTER E. WAGNER and ELEANOR A. WAGNER