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THIS AGREEMENT, Dated November 8, 2003

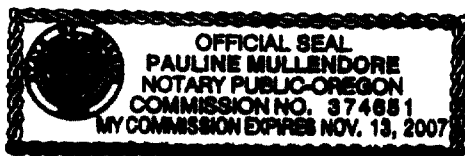
between Leslie F. Watts of the City of Sprague River, County of Klamath and State of Oregon ("first party"), and Manuel P. Ortega of the City of Sprague River, County of Klamath and State of Oregon ("second party"),

WITNESSETH, That the first party, for and in consideration of the covenants herein contained on the part of the second party, hereby covenants and agrees to and with the second party, that the first party will Carry the Contract on 23245 Rosewood Ln. Chilgoquin, OR. 97624 - T35, R10, S34: TL 4400 Juniper Acres Lot 5, Blk. 1, Sprague River, OR. 97639. For the total purchase price of \$82,500.00. The First party Asks For \$10,000.00 Down, with a payment of \$700.00 per month. The interest Rate is to be 8% per annum. All monies are due and payable 25 years from the close of sale. Real Property taxes and insurance premiums on the aforementioned property shall be paid to seller as a part of house payments. If Buyer fails to complete said purchase as herein described by reasons of default, Seller shall be released from any obligation to sell property to Buyer and may proceed against Buyer any Claim or Remedy.

And the second party, for and in consideration of the covenants herein contained on the part of the first party, hereby covenants and agrees to and with first party, that the second party will Abide by and agree to all of the parts mentioned Above.

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on 8-9-04,
By Leslie Francis Watts, Manuel P. Ortega, Jacquelin A. Ortega
(signed Below)



Pauline Mullendore
Notary Public for Oregon
My commission expires 11-13-07

In construing this agreement and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the parties have hereunto set their hands the day and year first written above.

Leslie F. Watts
PO Box 1325
Wogales AZ 85628

Leslie Francis Watts
Manuel P. Ortega
Jacquelin A. Ortega

Returned @ Counter

52074

Nov. 8th.2003

Real Estate Purchase Contract and Receipt for Deposit. T35, R10, S34;
TL 4400 Juniper Acres Lot 5, Blk 1, Sprague River, Or. 97639.

23245 Rosewood Ln. Chilquini, Or. 97624

Received From; Manuel & Jacquelyn Ortega (hereinafter called
"Buyer") the sum of \$10,000.00 Dollars, evidenced by cash (☒) cashiers
check (☒) personal check (☐) or _____ (☐) payable to Leslie F. Watts

to be held uncashed until acceptance of this offer as deposit on the
account of the total purchase price of \$82,500.00 Dollars for the
purchase of that certain real property and all improvements located
thereon situated in County, State of Oregon, and described as
follows.

1.) The balance of the purchase is to be by a Note or Trust Deed on
the property in the amount of \$72,500.00 Dollars executed by the Buyer
in favor of the Seller, including interest at 8 percent per annum, to
accrue from close of Sale. Principal and interest payable monthly in
installments of \$700.00 Dollars, beginning on the 10th day of each
month after close of sale, all due and payable 25 years from close of sale.
This is an all-inclusive Note secured by a Deed of Trust for a total purchase
price of _____ Dollars. Beginning Dec. 10th.

2.) Title shall vest as follows: _____
(Name of title holder(s).)

3.) Buyer and Seller agree that fixtures and fittings attached to the
property, including but not limited to window shades, Curtains, blinds,
built-in and attached appliances, light fixtures, plumbing fixtures,
carpeting, air conditioners, trees, shrubs, mail box and other similar items,
if applicable, are included, but no personal property except as specified
below:

4.) If Buyer fails to complete said purchase as herein provided by
reason of any default of Buyer, Seller shall be released from any obligation to
sell the property to Buyer and may proceed against Buyer upon any claim,⁰
or remedy in law. By placing their initials here, however, Buyer (MJ)

Buyer [Signature] and Seller [Signature] agree that Seller shall retain the deposit as his liquidated damages.

5.) Possession shall be delivered to Buyer on close of Sale.

6.) Real Property taxes and Insurance premiums on the aforementioned property shall be paid to Seller as a part of House Payments.

7.) If the property is destroyed or materially damaged between the date of this contract and the date of closing, Buyer shall have the option to declare in writing that this contract is null and void, and under such circumstances Seller shall waive any right to retain Buyers deposit.

8.) This constitutes a legal and binding offer to purchase the above described property.

Seller: Les Watts Buyer(s): Manuel + Jacquelyn Ortega
 Address: P.O. Box Address: P.O. Box 94
1325 Nogales Az Chemult Or. 97531
85628
 Phone: (520) 2708773 Phone: 541-365-4468

Sellers Signature: [Signature]

Buyers Signature: Manuel P. Ortega Jacquelyn A. Ortega

Need SS# for Taxes + Address - this for personal information