

## PURCHASE AND SALE AGREEMENT

- A. This Agreement, made this 30<sup>th</sup> day of July, 2004, between Shawn and Colleen Dumont residing at 29413 ThunderBear Road, Bonanza, OR 97623, hereinafter referred to as Buyer and Annette Pierce Slocombe residing at 28947 Gladiolus Drive, Canyon Country, CA 91387, hereinafter referred to as Seller.
- B. Seller hereby agrees to sell and convey to Buyer, who hereby agrees to purchase all that certain lot or piece of ground with buildings and improvements thereon erected, if any, known as:
- Lot 20, Block 14, KLAMATH FALLS FOREST ESTATES HIGHWAY  
66 UNIT, PLAT NO. 1, in the County of Klamath, State of Oregon.*
- C. Purchase price of six thousand dollars (\$6,000) which shall be paid to the Seller by the Buyer as follows:
1. \$155.00 down payment to be sent to Seller with agreement for signing.
  2. Balance of \$5,845 to be paid in monthly installments from Buyer to Seller of at least \$167.00 per month for 35 months.
- D. **PROPERTY TAXES AND ASSESSMENTS:** Seller covenants and represents as of the approval date of this agreement of sale, that no outstanding property taxes, dues and/or assessments are outstanding. Buyer will be responsible for any property taxes, dues and/or assessments after the approval date of this agreement.
- E. **CLOSING DATE AND TRANSFER OF TITLE:** This transaction shall close 35 months from the date of this agreement. Seller agrees to convey the premises free and clear of all liens, encumbrances and easements and the described real estate shall be good and marketable. In the event the Seller is unable to give a good and marketable title, this contract shall become NULL AND VOID.

F. SUCCESSORS AND ASSIGNEES: The terms and conditions of this agreement shall bind all successors, heirs, administrators, trustees, executors and assignees of the respective parties.

The undersigned have read the above information, understand it and verify that it is correct.

**APPROVED BY BUYER**

Shawn E. Dumont  
Shawn E. Dumont

Dated: 10-15-04

\_\_\_\_\_  
Colleen L Dumont

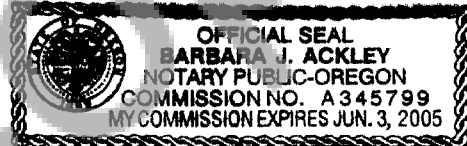
Dated: \_\_\_\_\_

State of Oregon  
County of Klamath

On Oct. 15, 2004, Shawn and ~~Colleen~~ Dumont personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Barbara J. Ackley  
Signature of Notary



**APPROVED BY SELLER**

\_\_\_\_\_  
Annette Pierce Slocombe

Dated: \_\_\_\_\_

State of \_\_\_\_\_  
County of \_\_\_\_\_

On \_\_\_\_\_, 2004, Annette Pierce Slocombe personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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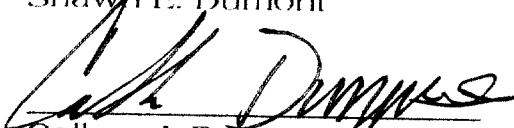
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The undersigned have read the above information, understand it and verify that it is correct.

APPROVED BY BUYER

Shawn E. Dumont

Dated: \_\_\_\_\_

  
Colleen L Dumont

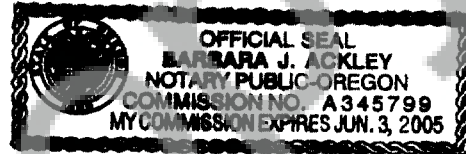
Dated: 7-14-04

State of Oregon  
County of Klamath

On 7-14, 2004, ~~Shawn~~ and Colleen Dumont personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

  
Signature of Notary



APPROVED BY SELLER

 Dated: 9/30/04  
Annette Pierce Slocombe

State of CALIFORNIA  
County of Los Angeles

On September 30, 2004, Annette Pierce Slocombe personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that ~~she~~ executed the same in ~~her~~ authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

  
Signature of Notary

