

REAL ESTATE PURCHASE AND SALE AGREEMENT

This contract stipulates the terms of sale of the property. Read carefully before signing (including information on reverse side). This is a legally binding contract. IF YOU HAVE ANY QUESTIONS, CONSULT YOUR ATTORNEY BEFORE SIGNING.

Pages 2 Fee: \$31.00

EMMETT

14 June 2004

PAUL S. NOAKES an un-married man

(hereinafter called "Buyer") agrees to purchase, and the undersigned Seller agrees to sell the following described real estate hereinafter referred to as "premises" commonly known as 27107 POLK STREET

City of SPRAGUE RIVER County of KLAMATH OREGON legally described as: SEE DESCRIPTION ON REVERSE SIDE

(A FULL AND COMPLETE LEGAL DESCRIPTION MUST BE INSERTED, ATTACHED OR WRITTEN ON THE REVERSE HEREOF PRIOR TO EXECUTION BY SELLER. Buyer hereby authorizes broker to insert over his signature the correct legal description of the premises if unavailable at the time of signing, or to correct the legal description previously entered if erroneous or incomplete.)

I provide said title policy and preliminary report of commitment and the "closing" If a long-term escrow/collection is involved, then the escrow holder shall be

1. TOTAL PURCHASE PRICE IS ***THIRTY SIX THOUSANDS*** 36,000.00

payable as follows:

a. \$

b. \$ 300 per month for 10 years

Balance of the purchase price

OTHER FINANCING, TERMS & CONDITIONS:

PAYMENTS TO BEGIN 10 July 2004

No Earnest Money Required.. No Penalty for Pre-pay-off.. No interest

Charged..\$300 per month payment to Seller until balance is paid off.

Buyer responsible for upkeep of Taxes

4.

5.

6.

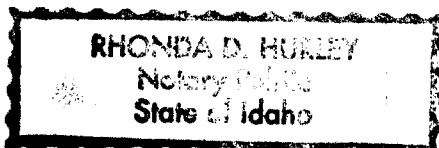
Costs Paid By	Appraisal	Escrow and/or Closing	Code Repairs
BUYER			

7. POSSESSION. Buyer shall be entitled to possession on ☐ closing ☒ other Immediate. "Closing" means the date on which all documents are either recorded or accepted by an escrow agent and the sale proceeds are available to Seller. Taxes and water assessments (using the last available assessment as a basis), rents, insurance premiums, li

STATE OF IDAHO, COUNTY OF Emmett
On this 16th day of June, 2004
before me, a notary public in and for said State, personally appeared

Robert Sharp And Shirly J Sharp

known to me to be the persons whose name are subscribed to the within instrument, and acknowledged to me that they executed the same.



Rhonda D Hurley
Notary Public
Residing at Emmett, Idaho
Comm. Expires 11-15-2006

I/We further acknowledge receipt of a true copy of this agreement signed by both parties.

Seller: Robert Sharp Date: 16 June '04 Seller's Address: 3253 E. Black Canyon Emmett, ID

Seller: Shirly J. Sharp Date: 16 June '04 Seller's Phone: Residence (208) 365-7336 Business N/A

A true copy of the foregoing agreement, signed by the Seller and containing the full and complete legal description of the premises, is hereby received on this 16th day of June, 2004.

Buyer: _____ Buyer: _____
THE PROVISIONS CONTAINED ON THE REVERSE SIDE OF THIS PAGE SHALL ALSO CONSTITUTE PART OF THE AGREEMENT OF THE PARTIES. EACH OF THE PARTIES ACKNOWLEDGES READING THIS AGREEMENT IN FULL.

Buyer's initial _____ Seller's initial RS JS

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LEGAL DESCRIPTION FOR PROPERTY SITUATED IN KLAMATH COUNTY
STATE OF OREGON. LEGAL ADDRESS FOR PROPERTY IS 27107
~~POLK STREET, SPRAGUE RIVER, KLAMATH COUNTY, OREGON~~
POLK STREET, SPRAGUE RIVER, KLAMATH COUNTY, OREGON

described as follows, to wit:

PARCEL 1: Lot 17 in Block 13 of SECOND ADDITION to NIMROD RIVER PARK,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON the office
of the County Clerk of Klamath County, Oregon.

PARCEL 2: Lot 12 in Block 13 of the SECOND ADDITION TO
NIMROD RIVER PARK, According to the official plat thereof
on file in the office of the County Clerk of Klamath
County, Oregon.

PARCEL 3: All of that portion of lots 3, 6, and 11 in
Section 11, Township 36 South, Range 11 East of the
Willamette Meridian, Klamath County, lying Southerly
of the Boundries of the SECOND ADDITION TO NIMROD RIVER
PARK, according to the official plat on file in the
office of the County Clerk of Klamath County, Oregon.

SUBJECT TO : a non-exclusive easment for road and incidental
purposes including the terms and provisions
thereof, 60 feet in parallel with and adjacent
to the Southerly boundry line of SECOND ADDITION
TO NIMROD RIVER PARK, as reserved in Deed recorded
14 July 1969, Volume M69, Page 16117, Deed Records
of Klamath County, Oregon

Paul S. Noakes

STATE OF OREGON } ss
COUNTY OF KLAMATH }

On 9-7-04 20, personally

appeared before me Paul S. Noakes
known to be the named principal(s) who executed this
instrument and acknowledged to me that it was executed
for purpose therein mentioned.

Sandra Coffman
Notary Public for Oregon

My Commission Expires: Dec 16, 2007

