

MTC1394-9495
RECORDING COVER SHEET

THIS COVER SHEET HAS BEEN PREPARED BY THE
PERSON PRESENTING THE ATTACHED INSTRUMENT
FOR RECORDING. ANY ERRORS IN THIS COVER SHEET
DO NOT AFFECT THE TRANSACTION(S) CONTAINED
IN THE INSTRUMENT ITSELF.

2009-011677

Klamath County, Oregon



00071931200900116770030032

08/31/2009 03:39:21 PM

Fee: \$31.00

After Recording Return To:

Christian Thorn
1537 NE 92nd Street
Seattle, WA 98115

1. Name(s) of the Transaction(s):

Land Sales Contract

2. Direct Party (Grantor):

Thompson, Keith

3. Indirect Party (Grantee):

Thorn, Christian

4. True and Actual Consideration Paid:

\$16,400.00

5. Legal Description:

Lot 17, Block 37, First Addition to Klamath Forest Estates

3/11/11

AGREEMENT FOR THE SALE AND PURCHASE OF REAL ESTATE

THIS AGREEMENT, made in duplicate this 07/06/2009 between Keith Thompson

Herein called seller and Christian Thorn

Herein called buyer. It is agreed that the seller in consideration of the covenants and agreements hereinafter contained, agrees to sell and convey to buyer and buyer agrees to purchase the following described real property.

LOT 17 BLOCK 37, First Addition to Klamath Forest Estates, County of Klamath, State of Oregon.

Subject to: Proration of taxes and assessments for the fiscal year 2009—2010 and thereafter coming due and also subject to all covenants, conditions, restrictions, reservations and rights of way of record affecting said property.

The buyer agrees to pay the seller the following sum of money, payable on the terms and conditions hereafter set forth.

1. CASH PRICE	\$ 16,400
2. LESS: Present Cash Down Payment	\$ 200
Deferred Cash Down Payment	\$ None
Total Down Payment	\$ 200
3. Unpaid Balance of cash --- amount Financed	\$ 16,200
4. FINANCE CHARGE (interest & collection fee)	\$ 28,198
5. ANNUAL PERCENTAGE RATE 12%	
6. OTHER CHARGES	\$ None
7. Deferred Payment Price (1 + 4)	\$ 44,598
8. Total Payments (3 + 4)	\$ 44,398

The total of payments is payable by Buyer to Seller in approximately 20 years with monthly installments of \$184.99 or more, including principal and interest on or before the 21st day of each month, commencing 7/21/2009 until paid in full. A late charge of \$15.00 or ten percent of the monthly payment (but not less than \$15.00) will be charged for all payments received 10 days after the due date.

1. Buyer will pay before delinquency all state, county and municipal assessments, such as taxes, etc after the date of this agreement and agrees that the seller, at his option, may pay same in his stead, and if seller does pay any such assessments, the buyer agrees to repay same plus accrued interest. Buyer agrees to pay a \$6.00 monthly collection fee while financing. This fee is included in payment above.

2. Buyer agrees not to transfer, assign or record in the office of the County Recorder of any county, this agreement or any interest herein without consent of the Seller first having been secured, and if the buyer does transfer, assign or record same without said consent, then the total balance thereon at that time shall immediately become due and payable.

3. Buyer agrees that no nuisances building or structure shall be built or moved on this property and buyer will not allow property to become unsightly. Also buyer will not build on property until property is one half paid or has the seller's written permission. Buyer agrees not to construct any building upon the property that does not conform to applicable Health and Building codes of County of Klamath state of Oregon. Buyer shall not cut or harvest any trees from the property until such time as the property is paid in full.

4. Seller agrees that in the event of failure by the buyer to comply with the terms of this agreement, the seller, at his option, with reasonable notice to the buyer, at his option, shall be released from all obligations in law or equity to convey said property, and the buyer shall forfeit all rights thereto and monies theretofore paid under this agreement, and the buyers interest in or to said monies as if said monies had never been paid or this agreement entered into, and, in the event the buyer should then be in possession of said property, seller shall therefore be entitled to immediate possession thereof and shall have full power to dispose of said property as if the agreement had never been made.

5. Seller states there is no prepayment penalty for an early payoff. Buyer may make greater installments to reduce the interest charges. A discount of 5% of principal is offered to buyer if contract balance is paid in full within one year from the date of agreement.

6. Seller declares the reservations, restriction, covenants and conditions as herein set forth shall remain in force and be binding upon all parties hereto, their heirs, executors, administrators or successors in interest and rights, and that all such covenants shall be and are covenants running with the land.

7. Seller agrees on receiving such payments at the time and in the manner above mentioned, to execute and deliver to the buyer a good and sufficient deed, conveying said property free from encumbrances or lien, except any encumbrances or liens created or caused by the buyer and covenants, conditions, restrictions, reservations, easements, rights and rights of way of record, affecting the subject property. Upon final payment of the property Buyer will be required to pay a document fee of \$250 for the preparation of necessary purchase documentation, which covers document preparation, processing, and deed recording fees.

I (we) have read all the above conditions, and understand and accept them as part of this Sales Agreement.

BUYER

Christian Thorn

SELLER

Keith Thompson

State of Idaho

S.S.

County of ADA

ADDRESS 1537 NE 92nd

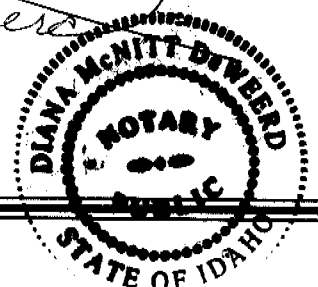
Seattle, WA, 98115

On this 28 day of August in the year of 2009, before me Diana McNitt-DeWeerd, a notary public, personally appeared Christian Thorn, and satisfactorily proved to me to be the signer of the above instrument by the oath of identification, and that he executed the same.

Diana McNitt-DeWeerd
Diana McNitt-DeWeerd, Notary Public

Residing in Meridian, Idaho

My Commission Expires on February 24, 2011



AMERITITLE has recorded this
Instrument by request as an accommodation only
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.

State of Idaho

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County of ADA

I, Diana McNitt-DeWeerd, a notary public, do certify that on 28 August 2009,
I carefully compared the attached copy of *Agreement for the Sale and Purchase of
Real Estate*, between Christian Thorn and Keith Thompson with the original and
it is a complete and true copy of the original document.


Diana McNitt-DeWeerd, Notary Public

Residing in Meridian, Idaho

My Commission Expires on February 24, 2011

