

Tax  
Statement

1333 2 SPARROW DR  
BONANZA OF 97623

2011-013024  
Klamath County, Oregon



11/22/2011 11:55:55 AM

Fee: \$42.00

1333 2 SPARROW DR

# CONTRACT Agreement to Sell Real Estate

Return to County

LESLIE CLOUGH

of \_\_\_\_\_ as  
Seller, and GARY D HOWARD

of \_\_\_\_\_ as Buyer,

hereby agree that the Seller shall sell and the Buyer shall buy the following described property UPON THE TERMS AND CONDITIONS HEREINAFTER SET FORTH, within this contract.

1. Legal Description of real estate located in KIAMATH COUNTY  
County, State of OREGON:  
LOT 14, BLOCK 17, KIAMATH FALLS FOREST ESTATES  
HWY 66 PLOT NO 1  
CODE 119 MAP 37-11-02200, TL 03500 Key 390909

2. Purchase Price NINE THOUSAND AND NO Dollars  
(\$ 9,000 ) CENTS

Method of Payment:

- (a) Deposit to be held in trust by \_\_\_\_\_ \$ \_\_\_\_\_
- (b) Approximate principal balance of first mortgage to which conveyance shall be subject, if any. Mortgage holder: \_\_\_\_\_ \$ \_\_\_\_\_  
Interest \_\_\_\_\_ percent per annum.
- (c) Other: \_\_\_\_\_ \$ \_\_\_\_\_
- (d) Cash, certified or local cashier's check on closing and delivery of deed (or such greater or lesser amount as may be necessary to complete payment of purchase price after credits, adjustments and prorations). \$ 9,000

3. Prorations: Taxes, insurance, interest, rents and other expenses and revenue of said property shall be prorated as of the date of closing. TAXES PAID FOR YEAR

4. Restrictions, Easements, Limitations: Buyer shall take title subject to: (a) Zoning, restrictions, prohibitions and requirements imposed by governmental authority, (b) Restrictions and matters appearing on the plat or common to the subdivision, (c) Public utility easements of record, provided said easements are located on the side or rear lines of the property, (d) Taxes for year of closing, assumed mortgages, and purchase money mortgages, if any,

(e) Other: SELLER SHALL REMAIN LIVING  
ON PROPERTY UNTILL PASSING, DEATH, OF  
LEAVES OF OWN CHOOSING, FOR \$2000 A  
MONTH PAYMENT TILL HALF OF PRICE OF PROP.  
IS REACHED THEN TO BE LISTED AS 1/2 OWNER ON TITLE  
\_\_\_\_\_. Seller warrants that there shall be no violations of building or zoning codes at the time of closing.

5. ~~Default by Buyer:~~ If Buyer fails to perform any of the covenants of this contract, all money paid pursuant to this contract by Buyer as aforesaid shall be retained by or for the account of the Seller as consideration for the execution of this contract and as agreed liquidated damages and in full settlement of any claims for damages.

LC, PAID IN FULL ON 5-20-11

Signed this 22<sup>nd</sup> day of November  
20 11

Signed in the presence of:

Deborah Torrie  
Witness (Notary)

GARY HOWARD  
~~Witness~~

Deborah Torrie (Notary)  
~~Seller~~

Jay Hume  
Buyer

