

2014-010237

Klamath County, Oregon



00159537201400102370020023

10/03/2014 09:22:53 AM

Fee: \$47.00

Agreement to Sell Real Estate

This Agreement is made on 7-26-2010, between ALAN LEE D'ORAZIO,
 Seller, of Lot 11 in Block 5 of N. Bly, City of Bly,
 State of Oregon, and SYLVESTER J. + SANDRA BUTLER, Buyer, of
Lot 11 in Block 5 of N. Bly, City of Bly,
 State of Oregon.

The Seller now owns the following described real estate, located at 66319 LANGELL ST.,
 City of Bly, State of Oregon:

For valuable consideration, the Seller agrees to sell and the Buyer agrees to buy this property for the following price
 and on the following terms: 18,000.00 - 500.00 per month for 36 months
NO interest
Payment due by the 10th of every month

2. The following personal property is also included in this sale:

This is an as is sale. Buyer will be responsible for
repairs, insurance, property taxes, and anything related
to said property.

3. The Buyer agrees to pay the Seller the sum of \$ 18,000.00, which the Seller agrees to accept as
 full payment. This Agreement, however, is conditional upon the Buyer being able to arrange suitable financing on
 the following terms at least thirty (30) days prior to the closing date for this Agreement: a mortgage in the amount of
18,000.00, payable in 36 monthly payments, with an annual interest rate of 0 percent.

4. The purchase price will be paid as follows:

Earnest deposit (upon signing this Agreement)

\$ N/A

Other deposit: _____

\$ N/A

Cash or certified check on closing

\$ N/A

(subject to any adjustments or prorations on closing)

Total Purchase Price

\$ 18,000.00

5. The Seller acknowledges receiving the Earnest money deposit of \$ 0 from the Buyer. If Buyer fails to
 perform this Agreement, the Seller shall retain this money. If Seller fails to perform this Agreement, this money shall
 be returned to the Buyer or the Buyer may have the right of specific performance. If Buyer is unable to obtain suitable
 financing at least thirty (30) days prior to closing, then this money will be returned to the Buyer without penalty or
 interest.

6. This Agreement will close on July 30, 2010, at 1:18 o'clock, at

ABOVE ADDRESS, City of BLY, State of OREGON.
mail tax payments
SYLVESTER J. BUTLER P.O. BOX 133
BLY OR 97622

At that time, and upon payment by the Buyer of the portion of the purchase price then due, the Seller will deliver to

Buyer the following documents:

- (a) A Bill of Sale for all personal property
- (b) A Warranty Deed for the real estate
- (c) A Seller's Affidavit of Title
- (d) A Closing Statement
- (e) Other documents:

Seller will split cost of Deed transfer.

N/A 7. At closing, pro-rated adjustments to the purchase price will be made for the following items:

- (a) Utilities
- (b) Property taxes
- (c) The following other items:

N/A 8. ~~The following closing costs will be paid by the Seller:~~

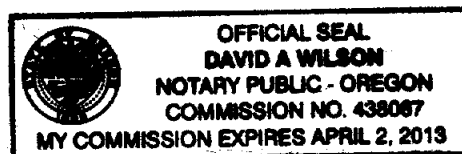
Seller: *[Signature]*
Buyer: *Subra E. Butler*

Date: 7/30/2010

Date: 7/30/2010

N/A 9. The following closing costs will be paid by the Buyer:

*on this Day July 30, 2010 in the County of Klamath in the City of Bly.
my Commission Ends 4/2/2013*



David A. Wilson

10. Seller represents that it has good and marketable title to the property and will supply the Buyer with either an abstract of title or a standard policy of title insurance. Seller further represents that the property is free and clear of any restrictions on transfer, claims, indebtedness, or liabilities except the following:

- (a) Zoning, restrictions, prohibitions, or requirements imposed by any governmental authority
- (b) Any restrictions appearing on the plat of record of the property
- (c) Public utility easements of record
- (d) Other:

SELLER *[Signature]*

BUYER *Sandra E. Butler*
Subra E. Butler