

2018-004813

Klamath County, Oregon



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04/20/2018 02:51:09 PM

Fee: \$47.00

AFTER Recording ad. taxs Return to
Michael Fischer
2849 SE 168th AVE
Portland OR 97236

CONTRACT FOR SALE OF REAL PORPERTY

SELLER: ESTATE OF PAUL MEURER, ERIC MEURER, ADMINISTRATOR

MUTUALLY COVENANTS AND AGREES WITH

PURCHASER: MICHAEL J. FISCHER AND DEBRA A. FISCHER

To sell to Purchaser and Purchaser agrees to buy from Seller, subject to title retained by the Seller and the terms and conditions of this contract, all the property described herein. **Witnesseth:**

Property: All that real property described as follows:

A parcel of land situate in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Beginning at a point 350 feet North of the Southwest corner of Section 2, Township 39 South, Range 9 East of the Willamette Meridian; thence running East 238 feet, thence North 50 feet, thence West 238 feet, thence South 50 feet to the point of beginning.

Price and payments:

| | |
|---------------|---|
| \$ 143,750.00 | Cash Purchase Price (the true and actual consideration) |
| \$ 12,500.00 | Cash Down Payment |
| \$ 131,250.00 | Unpaid Balance of Purchase Price, which Purchaser promises and agrees to pay in not less than |
| \$ 875.00 | Payments per month interest only |
| 8.0 % | Per Annum (Annual Percentage Rate), which shall accrue on the unpaid balance from the possession date. |
| JUNE 1, 2018 | Due date of first payment with like payments to be paid on or before the same day each month thereafter until the maturity date (which is JUNE 1, 2021) at which time the unpaid balance with interest shall be fully paid. |
| MAY 1, 2018 | Possession Date of the Property |

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930. [This text is required by ORS 93.040]

Dated and Executed MAY 1, 2018

Seller: ESTATE OF PAUL MEURER

Eric Meurer

ESTATE OF PAUL MEURER

ERIC MEURER, ADMINISTRATOR

Purchasers:

Michael J. Fischer

MICHAEL J. FISCHER

Debra A. Fischer

DEBRA A. FISCHER

STATE OF OREGON, County of ~~Marion~~ ss. Multnomah

On this 19th day of APRIL, 2018. Personally appeared MICHAEL J. FISCHER and DEBRA A. FISCHER and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: [Signature]

Notary Public for Oregon, My commission expires: Feb 7, 2020



STATE OF OREGON, County of Marion ss.

On this 20th day of APRIL, 2018. Personally appeared ERIC MEURER and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Cathy Mason

Notary Public for Oregon, My commission expires: May 15, 2021

