

2018-007189

Klamath County, Oregon



06/14/2018 10:56:06 AM

Fee: \$92.00

Real Estate Sales Contract – Vacant Land

This agreement is intended to be a legal and binding contract.

This agreement is made on 30th (day) of May (month), 2018.

Buyer (print name(s)) Brian W. Koch & Cynthia L. Koch

Offers to purchase from Seller (print name(s)) Randall S. Johnson

Seller and Buyer hereby agree that the seller shall sell, and the buyer shall buy the following described property upon terms and conditions set forth, within this contract.

1. **General Description** of real estate (common address or legal description)

Located township 24 range 8 section 25, PP10-06 Parcel1 Acre 2.16.

Located in the County of Klamath, City Crescent, State of Oregon, Zip 97733.

2. **Purchase Price** (US dollars) of the property is: \$ 21500.00

Twenty-one thousand and five hundred dollars.

\$ 5000.00 (a) Non- refundable earnest money deposit payment of cash.

Seller to Initial earnest money received RJ.

\$ 16500.00 (b) Seller financing

\$ 21500.00 **Purchase Price** (Total of lines (a & b))

Terms of contract:

Buyer agrees to pay \$500.00 dollars or more per month, Payable to Seller at P.O. Box 321 Colton, Oregon 97017 (up to 33 months, less if paid off early) to be paid on the 1st day of each month till property is paid in full, first payment to start July 1st, 2018 (no penalty for paying off said property early). A Late fee of \$50.00 will be added if past due by 10 days. Final payment shall occur on or before February 25th, 2021.

Upon receiving earnest money, seller does hereby agree to convey, sell, assign, transfer and set over unto buyer (buyer is to pay cost of transfer and recording of deed), the property described above in general description. Together with all rights of ownership associated with this property, including, but not limited to all easements and rights benefiting this property. Once recorded buyer assumes all future property taxes.

Buyer while making payments to seller agrees to not clear cut or contaminate property but has all rights to manageable thinning of trees and brush.

Please Send Tax statements to Brian & Cynthia Koch
PO Box 190 Crescent, Oregon 97733

- EXECUTED the 30th day of May, 2018.

Randy John 5-30-18
Seller Date

Cynthia L. Kahl 5-30-18
Buyer Date

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OREGON NOTARY ACKNOWLEDGMENT

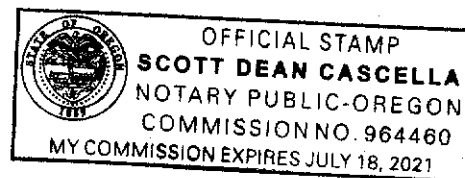
State of Oregon

County of Multnomah

This record was acknowledged before me on (date) May 30 2018
by (name(s) of individual(s)) Randall Johnson, Brian Koch, Cynthia Koch

Scott Dean Casella
Signature of Notarial Officer

Notary
Title of Office



My commission expires: July 18 2021

Stamp

Document Description

This certificate is attached to page 2 of a Real Estate Sales Contract (title
or type of document), dated May 30, 2018, consisting of Two
pages.

