

Return to And Send Taxes to:
Daniel Kyniston
3743 Onyx Ave
Klamath Falls, OR 97603

2021-009186

Klamath County, Oregon



00281816202100091860030037

06/09/2021 03:52:21 PM

Fee: \$92.00

Real Estate Purchase Agreement for Oregon

THIS SALES AGREEMENT (the "Agreement") dated this 9 day of June, 2021
(the "Execution Date")

BETWEEN :

Ivan Eugene Kyniston
(the "Seller")

OF THE FIRST PART

-AND-

Daniel Eugene Kyniston
(the "Buyer")

OF THE SECOND PART

BACKGROUND

The Seller wishes to sell a certain completed home and the Buyer wishes to purchase this completed home.

IN CONSIDERATION OF and as a condition of the Seller selling the Property and the Buyer purchasing the Property and other valuable consideration, the receipt and sufficiency of which consideration is acknowledged here, the parties to this Agreement (individually the "Party" and collectively the "Parties") agree as follows:

Property

1. The property is situated at 3743 Onyx Avenue Klamath falls oregon 97603 and the legal description of the property is as follows: 3beds 1 bath 1,036 Sqft, which includes fixtures and improvements located on the property and all rights, privileges and appurtenances associated with it, including but not limited to permits, easements, and cooperative and association memberships (the "Property").
2. The Seller agrees to sell and convey to the Buyer and the Buyer agrees to purchase from the Seller the Property.

Purchase Price

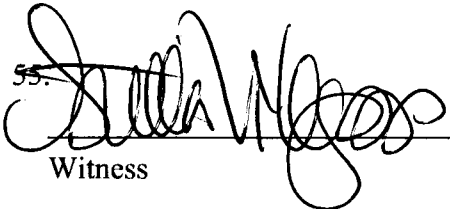
Initial of Seller  and Buyer 

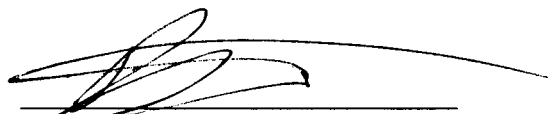
3. The purchase price for the Property (the "Purchase Price") is \$10.00 and this amount will be paid in cash at closing without any financing contingency.

Earnest Money

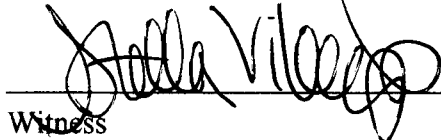
4. The Buyer will deposit \$1.00 as earnest money at Lapine Oregon with Elizabeth Kyniston acting as escrow agent (the "Escrow Agent"), on or before May 10, 2021. Failure to deposit the earnest money as provided in this clause will result in the Buyer being in default under this Agreement


4. EXECUTED by Daniel Eugene Kyniston on the 9 day of June, 2021.

55. 
Witness

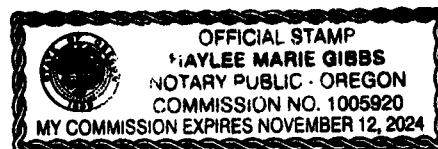

Daniel Eugene Kyniston


EXECUTED by Ivan Eugene Kyniston on the 9 day of June, 2021.


Witness


Ivan Eugene Kyniston

State of Oregon)) SS: County of Klamath) Before me, the undersigned notary public, this day, personally, appeared Daniel Eugene Kyniston and Ivan Eugene Kyniston to me known, who being duly sworn according to law, deposes the following: (Affiant's Statement) _____ (Signature of Affiant) _____ Subscribed and sworn to before me this 9 day of June, 2021. Haylee M Gibbs Notary Public My Commission Expires: November 12, 2024



Initial of Seller  and Buyer D K

That portion of Lot 11 and that portion of the S½ of Lot 12, Block 6, ALTAMONT ACRES, in said County and State, lying East of the Governmental Canal as now located, all being tract of land, Klamath County, Oregon.

Subject to: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; Contract and/or lien for irrigation and/or drainage; Easements and rights of way of record and those apparent on the land, if any; Reservations and restrictions contained in deed bearing date January 25, 1926, filed January 25, 1926, and recorded in Book 71, page 140 of the Deed Records of Klamath County, Oregon.