

2022-001078

Klamath County, Oregon



01/27/2022 01:33:00 PM

Fee: \$102.00

Returned at Counter

Owner Contract

Owner Financing Mortgage Contract

This agreement is entered into on the 28 day of September, 2021 Send tax statements to Brandon Wilson

between Brandon Wilson and

Paul McConnell Jr. for the sale of the

property located at 1410 Sargent Ave Klamath Falls, OR, 97601

This contract establishes that Owner shall sell and Buyer shall buy the property and that Owner

described in exhibit A
shall finance the balance of the purchase price for the property for Buyer

The purchase price of the property is 30,000 as agreed to by the parties.

The amount that Owner will finance for Buyer for the sale of the property is

30,000 (hereinafter "Owner finance"). Owner shall carry the promissory note

for the entire mortgage term for the amount identified as Owner finance.

Financing for the mortgage is to last for a period of 10 years

102-

Payment for the mortgage is due monthly in the amount of

750. This

amount does/does not (circle one) include taxes, insurance, and legal, state, and other fees

associated with owning the property.

change due to changes in rates being set by the governing party, such as the state tax authority,

the parties will notify each other of any changes that are brought to their attention within 30

days.

Prepayment of all or a portion of the financing extended to Buyer is allowed and carries no

penalties.

This agreement is secured by the home. Buyer's failure to pay the mortgage payment when due

as described above entitles Owner to initiate foreclosure proceedings as allowed by state against

Buyer. Owner has the right to repossess the property after the conclusion of foreclosure

proceedings, as outlined and permitted by the laws of the state in which the property is located.

Owner may change servicing companies at any time without giving prior notice to Owner.

However, Owner must notify Buyer or have the new servicing company notify Buyer of any

changes to choice of loan servicing company at least 30 days prior to the change in mailing

address for monthly payment. Any fees incurred due to the Owner's failure to provide Buyer

with notice, either directly or from the service company, and the Buyer's sending payment to the

incorrect address shall be paid by Owner.

This contract is full in its entirety. Any additions must be made in writing and addendum

Entered into this 28 day of September,
2021.

Paul B M McConnell Jr

Buyer

Brandon Wilson



Witnessing or Attesting a Signature

State of OREGON

County of Klamath

Signed (or attested) before me on (date) September 28th, 2021

by (name(s) of individual(s)) Brandon Wilson

Maria Del Refugio Landin-Figueroa
Notary Public - State of Oregon

Official Stamp



Document Description

This certificate is attached to page 3 of a Owner's Contract (title or type of document), dated September 28, 2021, consisting of 3 pages.

KNOW ALL MEN BY THESE PRESENTS, That
DAVID E. KAMPFEN and CLARA L. KAMPFEN, husband and wife
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PAUL B. MC CONNELL, JR., hereinafter called
 the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns,
 the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining,
 situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

Lot 5, Block 4, FAIRVIEW ADDITION to the City of Klamath Falls, according
 to the official plat thereof on file in the office of the County Clerk of
 Klamath County, Oregon. SUBJECT TO: Taxes for the fiscal year
1989-1990 delinquent in the amount of \$282.83, plus interest; 1990-1991
delinquent in the amount of \$261.54, plus interest; and 1991-1992, a lien
now due and payable in the amount of \$409.58, plus interest, all of which
the Grantee named herein hereby agrees to assume and pay in full.

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
 And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor
 is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of

record and those apparent upon the land, if any, as the date of this deed and that
 grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims
 and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 16,000.00
~~XX~~
~~XX~~
~~XX~~

In construing this deed and where the context so requires, the singular includes the plural and all grammatical
 changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 10th day of March, 19 92;
 if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by
 order of its board of directors.

STATE OF OREGON,
 County of Klamath) ss.
March 4, 19 92

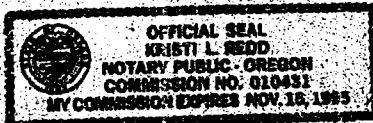
Personally appeared the above named
DAVID E. KAMPFEN
CLARA L. KAMPFEN

and acknowledged the foregoing instrument
 to be their voluntary act and deed.

Before me:

Kristi L. Redd
 Notary Public for Oregon

My commission expires: 11/16/95



STATE OF OREGON, County of _____) ss.
 The foregoing instrument was acknowledged before me this _____

_____, 19 _____, by _____,

_____, president, and by _____,

_____, secretary of _____,

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____ (SEAL)
 My commission expires: _____

DAVID E. KAMPFEN and CLARA L. KAMPFEN
250 LAKEPORT BLVD.
KLAMATH FALLS, OR 97601

GRANTOR'S NAME AND ADDRESS
PAUL B. MC CONNELL and JR.
1736
KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS
PAUL B. MC CONNELL and JR.
1736
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP
PAUL B. MC CONNELL and JR.
1736
KLAMATH FALLS, OR 97601

STATE OF OREGON, ss.

County of Klamath
 I certify that the within instrument was
 received for record on the 6th
 day of March, 19 92,
 at 3:14 o'clock P.M., and recorded
 in book M92 on page 4717 or as
 file/reel number 41872.

Record of Deeds of said county.
 Witness my hand and seal of County
 affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline M. Mendenhall Deputy