

LOU SUSAM

After Recording Return to:

Walter Aaron Gillham
2700 W Powell Blvd.
APT #364
Gresham, OR 97030

2024-007546

Klamath County, Oregon

08/29/2024 11:44:02 AM

Fee: \$102.00

Until a change is requested all tax statements

Shall be sent to the following address:

Same as above

Grantor:

Coast 2 Coast House Buyers LLC
3560 Troy St.
Portland, OR 97219

Grantee:

Walter Aaron Gillham
2700 W Powell Blvd.
Apt #364
Gresham, OR 97030

Oregon Land Sale Contract

THIS CONTRACT, dated 7/23/24 between Coast 2 Coast House Buyers LLC
hereinafter called the sellers, and Walter Aaron Gillham, called the buyer.

WITNESSETH: That in consideration of the mutual covenants and agreements herein
contained, the sellers agree to sell unto the buyers, and the buyers agree to the purchase from the
sellers all of the following described lands situated in Klamath County, State of Oregon, to wit:
See "Exhibit A", for legal descriptions, attached hereto and made a part hereof

The true and actual consideration for this conveyance is: \$35,000.00.

The sum of Thirty-Five Thousand and no/100s Dollars (\$35,000.00) hereinafter called the
purchase price, on account of which Fourteen Thousand Dollars (\$14,000.00) is paid on the
execution hereof. The buyer agrees to pay the remainder of the purchase price **(to wit:**
\$21,000.00) including interest at the rate of 10% per annum from August 29, 2024 until paid off,
paid to the order of the seller in monthly payments of not less than Three Hundred and Eighty-
Nine Dollars and Four Cents (\$389.04) each payment. Interest shall be paid Monthly and is
included in the minimum payments above required, the first full payment to be made on October
1, 2024 and a maturity date / final payment date of September 1, 2030, all payments are to be on
the same day Monthly thereafter, until the whole sum, principal and interest has been paid.
A prorated amount for the period between August 29, 2024 and August 31, 2024 will be paid at
close of escrow. If any of said installments is not so paid, all principal and interest to become
immediately due and collectible at the option of the holder of this contract.

There will be a 5-day grace period on all monthly payments. After the 5th day of the month, a
late fee of 5% of unpaid installment will apply if payment has not yet been made. There will be
no prepayment penalty on this contract, should Buyers choose to pay off the remaining balance

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AmeriTitle

prior to the maturity date. Taxes on the premises for the current tax year shall be prorated between the parties hereto as of the close of escrow date, also the interest start date.

The buyer's warrant and covenants with the seller that the real property described in this contract is primarily for the buyer's personal, family, or household purposes.

The buyer shall be entitled to possession of the lands on August 29, 2024, and may retain such possession so long as the buyer is not in default under the terms of this contract. The buyers agree that at all times buyers will keep the premises in good condition and repair and will not suffer or permit any waste or strip thereof; that buyer will keep the premises free from construction and all other liens and save the seller harmless therefrom and reimburse seller for all costs and attorney fees incurred by seller in defending against any such liens; that buyer will pay all taxes hereafter levied against the property, as well as all public charges and municipal liens which hereafter lawfully may be imposed upon the premises, all promptly before the same or any part thereof become past due; that at buyer's expense, buyer will insure and keep insured all land, improvements now or hereafter erected on the premises against loss or damage by fire (with extended coverage) in an amount not less than the full insurable value of the property, in a company satisfactory to the seller, with an insurance rating of at least a "B" or better, specifically naming the seller as an additional insured, with loss payable first to the seller and then to the buyer as their respective interests may appear and all policies of insurance to be delivered to the seller as soon as insured. If the buyer shall fail to pay any such liens, costs, water rents, taxes, or charges, the seller may do so and any payment so made shall be added to and become a part of the debt secured by this contract and shall bear interest at the rate aforesaid, without waiver, however, of any right arising to the seller for buyer's breach of contract.

The buyer and sellers agree that the buyer at the buyer's expense is to set up a payment maintenance collection account with Santiam Escrow. The buyer is to pay for the setup, monthly maintenance fees, and close-out fees for the duration of this account.

Address: 216 E Virginia Street, Stayton, OR 97383 Phone 503-769-6444

The account is to be set up with the buyer making direct deposit payments to Santiam Escrow. Santiam Escrow will then direct deposit to the seller's account.

It is understood and agreed between the parties that time is of the essence of this contract and in case the buyer shall fail to make the payments above required or any of them, punctually within 20 days of the time-limited therefore, or fail to keep any agreement herein contained, then the seller shall have the following rights and options:

- 1.) to declare this contract canceled for default and null and void, to declare the purchaser's rights forfeited and the debt extinguished, and to retain sums previously paid hereunder by the buyer;
- 2.) To declare the whole unpaid principal balance of the purchase price with the interest thereon at once due and payable; and/or
- 3.) To foreclose this contract by suit in equity.

In any such cases, all rights and interest created or then existing in favor of the buyer as against the seller hereunder shall utterly cease, and the right to the possession of the premises above

described and all other rights acquired by the buyer hereunder shall revert to and revest in the seller without any act of re-entry, or any other act of the seller to be performed and without any right of the buyer of return, reclamation or compensation for money paid on account of the purchase of the property as absolutely, fully and perfectly as if this contract and such payments had never been made; and in case of such default, all payments theretofore made on this contract are to be retained by and belong to the seller as the agreed and reasonable rent of the premises up to the time of such default. And the seller, in case of such default, shall have the right immediately, or at any time thereafter, to enter upon the land aforesaid, without any process of law, and take immediate possession thereof, together with all the improvements and appurtenances thereon or thereto belonging.

The buyer further agrees that failure by the seller at any time to require performance by the buyer of any provision hereof shall in no way affect the seller's right hereunder to enforce the same, nor shall any waiver by the seller of any breach of any provision hereof be held to be a waiver of any succeeding breach of any such provision, or as a waiver of the provision itself.

The sellers, seller's agents, and the holder of any existing encumbrance to which the lands and premises are subject may enter upon the lands and premises at reasonable times (upon reasonable prior notice to the buyer) for the purpose of inspecting the property.

In case a suit or action is instituted to foreclose this contract or to enforce any provision hereof, the losing party in the suit or action agrees to pay such sum as the trial court may adjudge reasonable as attorney fees to be allowed the prevailing party in the suit or action and if an appeal is taken from any judgment or decree of the trial court, the losing party further promises to pay such sum as the appellate court shall adjudge reasonable as the prevailing party's attorney fees on such appeal.

In construing this contract, it is understood that the seller or the buyer may be more than one person or a corporation, or limited liability company; that if the context so requires, the singular pronoun shall be taken to mean and include the plural and the neuter and that generally all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations, companies and to individuals.

Buyer to keep the natural habitat intact with the exception of build sites.

The Buyer has permission to remove the dead standing vegetation for safety purposes and any non-native vegetation & shrubs.

The Buyer will not encumber the property until the current loan is satisfied.

This agreement shall bind and inure to the benefit of, as the circumstance may require, not only the immediate parties hereto but their respective heirs, executors, administrators, personal representatives, successors in interest, and assigns as well.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301, AND 195.305 TO 195.336 AND SECTIONS 5-11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW THE 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5-11, CHAPTER 424, OREGON LAWS 2007.

Dated this 27th day of August, 2024

SELLERS:

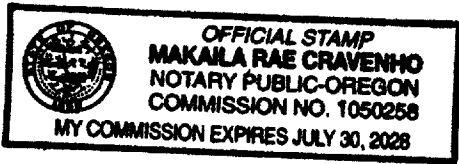
[Signature]
Coast 2 Coast House Buyers LLC

BUYER:

[Signature]
Walter Aaron Gillham

State of Oregon
County Of: Deschutes

This instrument was acknowledged before me on August 27th, 2024 by SCOTT Michael Dalingier
[Signature] member
Notary Public for Oregon
My Commission expires: July 30, 2028



State of Oregon
County Of: Marion

This instrument was acknowledged before me on 8/23, 2024 by Walter Aaron Gillham
[Signature]
Notary Public for Oregon
My Commission expires: 11-16-2026

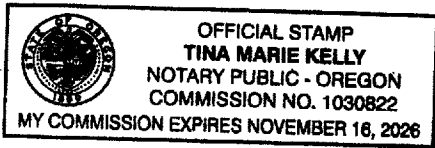


EXHIBIT "A"

644545AM

A tract of land situated in Section 10, Township 35 South, Range 11 East of the Willamette Meridian, in the County of Klamath and State of Oregon described as follows:

Beginning at the Southeast corner of the Northwest one-quarter (NW $\frac{1}{4}$) of the Northeast one-quarter (NE $\frac{1}{4}$) of said Section;

thence South 29° 22' 48" West a distance of 954.34 feet to an angle corner in the boundary line of a tract of land described as Parcel II in a Contract to Len K. Osborn recorded October 21, 1977 in M77 page 20282, Deed Records;

thence South 04° 53' 43" East along the boundary line of said Osborn tract a distance of 1,005.07 feet to the most Southerly Southwest corner thereof;

thence North 88° 12' 19" East along the Southerly line of said Osborn tract a distance of 1,045.42 feet to an intersection with the centerline of an existing Indian Service Road;

thence along the centerline of said road on a non-tangent curve to the right, having a radius of 1,800.00 feet and a central angle of 26° 14' 12", (the radial point bears North 88° 12' 19" East), a distance of 842.56 feet;

thence continuing along said centerline, North 24° 26' 31" East a distance of 609.88 feet to the most Easterly corner of said Osborn tract;

thence North 67° 34' 10" West along the boundary line of said Osborn tract a distance of 1,163.24 feet to the point of beginning.

SAVING AND EXCEPTING any portion lying in the SE $\frac{1}{4}$ in Section 10, Township 35 South, Range 11 East of the Willamette Meridian.