

Returned at Counter
Rheuanell Howland



00355376202600035020020023

State of Oregon

04/21/2026 12:22:22 PM

Fee: \$92.00

REAL ESTATE PURCHASE AGREEMENT

This Real Estate Purchase Agreement (this "Agreement") is entered into as of the 30 day of May, 2024 by and among Larry Tharp, an individual located at 112 Elk Ln, Ariel, WA 98603 and Diane Tharp, _____ located at 112 Elk Ln, Ariel, WA 98603 (collectively, "Seller") and Rheuanell Howland located at Po box 283, Bonanza, OR 97623 and George Milam, an individual located at Po box 148, North Bend, WA 98045 (collectively, "Buyer"). Each Seller and Buyer may be referred to in this Agreement individually as a "Party" and collectively as the "Parties."

1. Property. Seller hereby agrees to sell to Buyer, and Buyer hereby agrees to purchase from Seller (the "Transaction"), all of Seller's right, title and interest in the real property located at Kodiak Lane, Bonanza, OR 97623, and the legal description Klamath Falls Forest Estates HWY 66 Plat #1, Block - 9 Lot - 11 (the "Property").

2. Personal Property.

(A) The sale includes all of Seller's rights, title, and interest to all real estate, buildings, improvements, appurtenances, and fixtures (except as described below). Fixtures shall include all things that are embedded in the land or attached to any buildings and cannot be removed without damage to the Property.

(B) The following fixtures and items are excluded from the sale:

- Trailer and personal items

3. Purchase Price. The purchase price for the Property is \$22,000.00 (the "Purchase Price") payable by Buyer as follows:

- Buyers agree to make payments of \$400.00 a month until \$22000.00, is paid. If buyer misses three consecutive payments, contract will be voided and property with revert back to seller. All payments made will be forfeited. *Payments Due by 15th of Each Month.*
- Buyers agree to keep county property taxes current for Length of contract.
- Buyers will give seller until the end of 2024 to remove personal items.
- *Buyers Are responsible For All Closing Cost.*

Unless otherwise stated in the Agreement, all payments shall be made in proceeds that are immediately available to Seller by one of the following methods:

- Check or transfer



4. **Entire Agreement.** This Agreement contains the entire understanding between the Parties and supersedes and cancels all prior agreements of the Parties, whether oral or written, with respect to the subject matter.

IN WITNESS WHEREOF, the Parties hereto, individually or by their duly authorized representatives, have executed this Agreement as of the first date written above.

[Redacted]
Notary Public dated 6/13/24
My appointment expires 02/13/27

Kristina Louise Moir
Notary Public
State of Washington
My Appointment Expires 2/13/2027
Commission Number 23007298

[Redacted Signature]

Larry Tharp
Seller Full Name

Diane Tharp
Seller Full Name
[Redacted Signature]
Signature

Seller Representative
Name and Title

[Redacted Signature]
Buyer Signature

Rheuanell Howland
Buyer Full Name

STATE OF OHIO
COUNTY OF Franklin [Redacted]

[Redacted Signature]
George Milam
Buyer Full Name

The foregoing instrument was acknowledged before me
this 13th day of July, 2024, by George Milam
Kellie Walker
Notary Public's Signature
Notary Name
Personally Known OR
Type of Identification Produced Driver License



KELLIE WALKER
Notary Public
State of Ohio
My Comm. Expires
August 29, 2026