

ESCROW INSTRUCTIONS from S. L. Shanklin and Nellie Shanklin- Husband and Wife, as Sellers,
and Andrew Earl Owings and Josephine M. Owings, Husband and Wife, as Buyers, to the

Central Point

Branch, The First National Bank of Oregon, Portland.

DEPOSITED HERewith IN ESCROW:

Contract of Sale dated July 27, 1963, between Above Named Sellers

, as vendors, and 1 Above Named Buyers

as vendees, covering Certain Real Property Located in Jackson County, Oregon.

Unrecorded deed in Warrenty form dated August 9, 1963 from

Above Named Sellers

to Above Named Buyers

, covering the property described in the above contract.

AMOUNT TO BE PAID TO YOU BY BUYERS AND TERMS OF PAYMENT:

Present principal balance unpaid: \$ 3493.00, to be paid in installments of \$ 40.00 or more.

Installments including interest at 6 % per annum on unpaid balances. Interest begins

(plus or including)

August 5, 1963

First installment due on or before Sept. 5, 1963 and subsequent installments due on or before
the 5th of each and every month thereafter

until principal balance and interest paid in full.

DISPOSITION TO BE MADE BY YOU OF PROCEEDS OF PAYMENTS RECEIVED:

Deduct your collection charges.

Pay or deposit balance of proceeds as directed by Sellers. Pending other directions

Cashiers Check to be issued to S. L. Shanklin and Nellie Shanklin

From proceeds of final payment deduct sufficient amount to purchase U. S. Revenue Stamps on basis of total selling price of
\$ 3743.00, to be affixed to deed upon delivery.

YOUR ESCROW FEE of \$ 10.00 is paid herewith by Buyers and Sellers.

(1) You are authorized to accept any payments tendered to you to apply upon the above provided installments whether such payment constitutes all or only part of any installment and whether or not it or any installment is then in default; but if any installment shall not be paid to you before the expiration of thirty days after due date thereof you are authorized to surrender to the Sellers or either of them, upon demand of either of them, without any notice to the Buyers or either of them, all documents then in your possession, thereby terminating this escrow. The payment of any installment directly to the Sellers or the existence of any offset, counterclaim, or difference as between the parties hereto or the acceptance of previous delinquent installments shall not alter or limit the terms of these instructions.

(2) You are authorized to accept the whole or any part of the then unpaid balance on the above described contract at any time.