

REAL ESTATE CONTRACT

DATE THIS AGREEMENT Made in duplicate this 7th day of March, 1955, by
PARTIES and between THURBERT A. JOHNSON, a single man, of Merrill, Oregon,
 hereinafter called First Party or Seller, and WALTER F. KEPPLER, a
 single man, of Merrill, Oregon, hereinafter called Second Party or
 Buyer;

AGREE- WITNESSETH: First Party hereby agrees to sell to Second Party,
MENT and the latter agrees to buy from the former, the following described
 real property situated in the City of Merrill, Klamath County, Oregon:

DESCRIPT- East half of Lot 5, Block 18 of the Original Town of
ION Merrill, Klamath County, Oregon, according to the duly
 recorded plat thereof on file in the office of the County
 Clerk for Klamath County, Oregon, SUBJECT to the 1955-56
 property taxes now assessed against the property but not
 yet payable.

PRICE The agreed price for said property is the sum of \$1500.00, on
 account of which \$500.00 has been paid down, receipt of which is hereby
 acknowledged, leaving a balance of \$1,000.00 which Buyer agrees to pay
 in lawful money of the United States at Merrill, Oregon, as follows:

PAYMENTS \$50.00, without interest, on or before April 1, 1955, and
 \$50.00, without interest, on or before the first day of each
 month thereafter until the entire unpaid balance is paid
 in full.

ADDITIONAL ADDITIONAL payments may be made, and ten days grace is
PAYMENTS allowed for making any installment payment.

INTEREST It is agreed that said deferred balance shall not draw any
 interest, but that in case any payment shall be in default,
 such payment shall draw interest at the rate of 6% per
 annum from the due date thereof until paid.

SELLERS Agree to do the following:

POSSESSION 1. Give Buyer possession of said property forthwith and permit
 him to retain such possession as long as he does not default
 hereunder.

DEED 2. When payment in full has been made for said property as above
 specified, deliver to Buyer at Merrill, Oregon, a good and
 sufficient deed conveying the above described realty to Buyer
 in fee simple, clear of all encumbrances excepting taxes above
 mentioned and any encumbrances suffered to be placed against
 the property by Buyer.

TITLE TITLE warrants that title to said property is marketable and
CLEAR clear of all encumbrances with exceptions above stated. He
 does not, however, agree to furnish title insurance policy for
 the property.

BUYER agrees to do the following:

PAYMENTS TO BE MADE PROMPTLY. 1. Make all payments called for herein promptly, not later than
 ten days from due dates thereof, time being in all respects of
 the essence of this agreement; pay seller interest at the rate
 of 6% per annum on any installment payments that may become in
 default, interest to be computed on such payments from due date
 thereof until paid; promptly pay, when same comes due, all taxes,
 assessments and other charges hereinafter imposed against the
 property, including, but not limited to, the 1955-56 property
 taxes not yet payable; and promptly pay all indebtedness incurred
 by his acts which might become a lien against the property.
 Buyer warrants that there are no judgments against him which
 may become a charge against the property.