

ALTERATIONS

NO LIENS FOR LABOR
OR MATERIALS TO BE
FILED

not to make any material alterations in any of the buildings on the land without the consent of Sellers; and not to permit any liens to be filed against the property for repairs, replacements, improvements, labor or materials.

FIRE INSURANCE

3. Keep the buildings on the land continuously insured against fire, with extended coverage, for not less than three-fourths their full insurable value, and deliver policy (policies) to Sellers; not to assign this contract without the consent of Sellers; and to pay Sellers' reasonable attorney's fees in case of suit or action to foreclose this contract, regain possession of the property, collect any part of the sale price, or to enforce or protect any of Sellers' rights or interests hereunder.

ASSIGNMENT OF
CONTRACTRIGHT OF
SURVIVORSHIP

Sellers shall receive all payments hereunder as Joint Tenants, with right of survivorship, and Buyers are purchasing the property as Tenants by the Entirety, with right of survivorship.

SELLERS MAY PAY
PAST DUE TAXES,
ASSESSMENTS, LIENS
OR OTHER CHARGES
& MAY SECURE AND
PAY FOR FIRE
INSURANCE

Should Buyers fail to keep the property clear of past due taxes, assessments, liens or other charges, or should they fail to deliver fire insurance policy as herein called for, then Sellers, at their option, with or without notice, and without waiver of default, may pay such taxes, assessments, liens or other charges, or any part thereof, and may secure and pay for such fire insurance, or any part thereof, and any payments so made by Sellers shall immediately be due and payable to them from Buyers, shall draw interest at rate of 6% per annum until refunded, and shall be added to the unpaid balance of this contract.

WAIVER

DEFAULT BY BUYERS
CAUSES ENTIRE
BALANCE TO BECOME
DUE

Waiver by Sellers of any default hereunder by Buyers shall not be a waiver of subsequent defaults, if any. Default by Buyers shall cause the entire unpaid balance of this contract, principal and interest, to become immediately due and payable, at option of Sellers.

TITLE TO REMAIN
IN SELLERS UNTIL
PROPERTY PAID FOR
IN FULL

IN CASE OF DEFAULT

It is agreed that title to the property shall remain in Sellers until the balance of this contract is fully paid; that should Buyers default hereunder, and should such default continue past the grace period, then Sellers, at their option, may declare this agreement null and void at any time such default continues, in which event the property, with right of possession of same, shall immediately revert to and reversion in Sellers as absolutely as though this agreement had never been made, without refund or reclamation to Buyers for any payments or improvements made on or to the property, such payments and improvements, in such an event to be reasonable rent for the property and liquidated damages for breach of contract. The above mentioned remedies are not exclusive, but are in addition to all other remedies Sellers may have at Law or in Equity, in the event of Buyers' default hereunder.

HEIRS AND ASSIGNS

This agreement extends to and binds the executors, heirs, administrators, and assigns of the respective parties hereto.

IN WITNESS WHEREOF, said parties herunto set their hands and seals the day and year in this contract first written.

LEONARD R. McNEILL (SEAL)

HAZEL M. McNEILL (SEAL)

JAMES K. LYMAN (SEAL)

CHARLIE B. LYMAN (SEAL)

STATE OF OREGON

County of Klamath

On this 30th day of June, 1960, before me, Thomas W. Chathurn, a Notary Public for Oregon, personally appeared the above named Leonard R. McNeill and Hazel M. McNeill, husband and wife, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged the same to be their voluntary act and deed.

Thomas W. Chathurn
Notary Public for Oregon.
My Commission expires 12/21/61.

STATE OF CALIFORNIA

County of Los Angeles

On this 30th day of June, 1960, before me, a Notary Public in and for the County of Los Angeles, State of California, personally appeared the above named James K. Lyman and Charlie B. Lyman, husband and wife, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged the same to be their voluntary act and deed.

Notary Public in and for the County
of Los Angeles, State of California
My Commission expires

CHATHURN & BRICKNER, COUNTY OF KLAMATH, OR.

CHATHURN & BRICKNER, COUNTY OF LOS ANGELES, CALIF.

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