

CONTRACT OF SALE

99628

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THIS AGREEMENT, made this 11th day of August, 1964, between Klamath County, a public corporation of the State of Oregon, hereinafter called First Party, and ROBERTA L. PENCE and BLANCHE O. LOMKIN, hereinafter called Second Party, WITNESSETH:

THAT IN consideration of the stipulations herein contained and the payments to be made as hereinafter specified, First Party agrees to sell and Second Party agrees to purchase the following described real property, to-wit:

Lots One (1), Two (2), Three (3) and Four (4), Block Nineteen (19), and Lots Twenty (20), Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Nineteen (19), all in Second Addition to Klamath Falls, according to the official plat thereof on file in the records of Klamath County, Oregon.

SECOND PARTY agrees to pay the sum of \$360.00, lawful money of the United States of America, said sum to be paid in the following manner:

THE SUM OF \$120.00 upon the execution of this agreement, the receipt of which is hereby acknowledged; the remainder to be paid in three annual installments of \$80.00 each, the first of said payments to be paid on the 28th day of June, 1966, and a like amount to be paid June 28, 1967 and June 28, 1968,

deferred payments to bear interest at the rate of 6% per annum from date of sale; payable with regular installment payments.

SECOND PARTY assumes and agrees to pay all taxes and assessments of any kind hereafter levied against said premises.

FIRST PARTY hereby gives Second Party the immediate right of possession and all income from said premises as long as Second Party shall not be in default in any of the payments hereunder.

IT IS MUTUALLY understood and agreed that Second Party shall forfeit his right under this agreement and of all payments made pursuant hereto if he shall fail to pay said purchase price or any part hereof, principal or interest; or shall fail to pay when due, taxes above mentioned. In the event Second Party violates any of the terms of this agreement, said First Party shall immediately repossess said premises without due recourse of law, and Second Party agrees to give peaceful possession thereof to the said First Party.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first above written.

KLAMATH COUNTY, OREGON

Blanche O. Lomkin
Second Party

Bill Lomkin County Judge
Frank J. Lomkin Commissioner
Bill Lomkin Commissioner
First Party

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County

this 12 day of August A. D. 1965 at 11:30 clock A. M., and

duly recorded in Vol. M-65, of Deeds on Page 808

No Fee

DOROTHY ROGERS, County Clerk

By *Jane M. Rogers**Gina L. Smith*