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This Agreement, made and entered into this 13 day of March, 1966 by and between LAWRENCE L. MYERS and MYRTLE V. MYERS, husband and wife, hereinafter called the vendor, and HOWARD C. HASSETT and MARY A. HASSETT, husband and wife, hereinafter called the vendee, (it being understood that the singular shall include the plural if there are two or more vendors and/or vendees).

WITNESSETH

Vendor agrees to sell to the vendee and the vendee agrees to buy from the vendor all of the following described property situate in Klamath County, State of Oregon, to-wit:

Government Lots 11 and 14 of Section 32, Township 35 South, Range 7 E.W.M., in Klamath County, Oregon

SUBJECT TO: Contracts, liens and assessments for irrigation and drainage, and easements and rights of way of record, and those apparent on the land.

at and for a price of \$ 50,000.00 payable as follows: to-wit: \$ 14,500.00 at the time of the execution of this agreement, the receipt of which is hereby acknowledged; \$ 35,500.00 with interest at the rate of 5 % per annum from the date hereof payable in installments of not less than \$ 152.00 per month inclusive of interest, the first installment to be paid on the 5th day of January 1967, and a further installment on the 5th day of every month thereafter until full balance and interest are paid, provided, further, that Purchasers shall, in addition to the above payments, cause to be paid Sellers not less than \$3,000.00 per year, inclusive of interest as aforesaid, the first installment to be paid on or before the 31st day of December, 1967, and a further and like installment on or before the 31st day of each December of each year thereafter until the full balance and interest is paid.

Vendee agrees to make said payments promptly on the dates above named to the order of the vendor, or the survivors of them, at the First Federal Savings and Loan Association of Klamath Falls,

Oregon; to keep said property at all times in as good condition as the same now are, that no improvement now on or which may hereafter be placed on said property shall be removed or destroyed before the entire purchase price has been paid and that said property will be kept insured in companies approved by vendor against loss or damage by fire in a sum not less than \$ insurable value with loss payable to the parties as their respective interests may appear, said policy or policies of insurance to be held by the respective parties hereto that vendee shall pay regularly and seasonably and before the same shall become delinquent all taxes, assessments, liens and incumbrances of whatsoever nature and kind, and, in the event Vendee shall fail to pay any of said liens, costs, charges, assessments, taxes, encumbrances, or to procure and pay for said insurance, the Vendor may do so, and any payment so made shall be added to and become a part of the debt secured by this agreement and shall bear interest at the rate aforesaid, without waiver, however, of any right arising to Vendor for Vendee's breach of contract, that should Vendors cause or permit any encumbrance to be placed of record affecting the title to said property and fail to pay same punctually that Vendees may do so and any payment so made shall be deducted from the purchase price and upon proper receipt therefor, the escrow holder shall so credit the same.

Vendee and Vendors agree to suffer or permit any part of said property to become subject to any taxes, assessments, liens, charges or incumbrance whatsoever having precedence over the rights of the vendor in and to said property. Vendee shall be entitled to the possession of said property, on June 1, 1966.

Vendor will on the execution hereof make and execute in favor of vendee good and sufficient warranty deed conveying a fee simple title to said property free and clear as of this date of all incumbrances whatsoever, except as above set forth.

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which vendee assumes and will place said deed and a Purchaser's Policy of Title Insurance,

together with one of these agreements in escrow at the First Federal Savings & Loan Association of Klamath Falls, at Klamath Falls, Oregon, hereby instructing said escrow holder that when, and if, the vendee shall have paid the balance of the purchase price and shall have in all other respects fully complied with all of the terms and conditions of this contract, said escrow holder shall deliver said instruments to vendee.

Escrow fees shall be deducted from the first payment made hereunder. The escrow holder may deduct cost of necessary revenue stamps from final payments made hereunder.

That Vendee shall not sell, assign, transfer, lease or in any way dispose of, or set over, any of his right, title and interest in and to the above described real property without first obtaining the written consent of Vendor, provided, however, that Vendor shall not unreasonably withhold such consent except for good cause being first shown.

Real property taxes, fire insurance premiums and all other charges and assessments shall be prorated between the parties hereto as of June 1, 1966.

It being further understood and agreed that the sum of \$13,500.00 of the above referred to down payment represents a credit extended Purchasers by Sellers for Purchasers' building a home for Sellers, which said home is presently under construction, which said home shall be constructed in accordance with the general plans which are attached hereto, marked Exhibit "1" and by this reference made a part hereof, and pursuant to the general specifications as set forth in that certain building contract which is attached hereto, marked Exhibit "2", and by this reference made a part hereof, save and except that the parties hereto have heretofore changed the location of the linen closet.

PROVIDED FURTHER, time shall be of the essence of this agreement and if the vendee shall fail, refuse or neglect, for a period of sixty days, to pay either or any of said installments or any of said interest, promptly as the same becomes due, or shall fail to keep and perform any of the agreements herein contained, then all of the rights of the vendee in and to said property and under this contract shall at the vendor's option, immediately and utterly cease and determine, and the property herein described shall revert to and re-vest in the vendor without any declaration of foreclosure or act of re-entry, or without any other act by the vendor to be done or performed and without any right of the vendee of reclamation or compensation for money paid or for improvements made on said property as fully, perfectly and absolutely as if this agreement had never been made, and all money theretofore paid to the vendor under this contract shall thereupon be forfeited without process of law and shall be retained by and belong to the vendor as the accrued and reasonable rent of said property from this date to the time of such forfeiture and the liquidated damages to the vendor for the vendee's failure to complete this contract, and in such case said escrow holder is hereby instructed to deliver said deed & Purchaser's Policy of Title Insurance on demand for same, without notice to vendee. It being specifically understood that a breach of any provision hereinabove contained shall entitle vendor to strict foreclosure of this agreement without notice. In case suit or action is taken to enforce any provision of this agreement vendee agrees to pay, in addition to the costs and disbursements provided by law, such sum as the court may adjudge reasonable for vendor's attorney fees therein.

This agreement shall bind and inure to the benefit of, as the circumstances may require, the parties hereto and their respective heirs, executors, administrators and assigns.

Witness the hands of the parties the day and year first herein written.

Vendors:

R. L. Myers
Myrtle Cross Myers

Vendees:

Edward C. Hassel
Mary A. Hassel

From the office of
P. K. Puckett,
Attorney at Law,
First Federal Bldg.,
Klamath Falls, Oregon

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STATE OF OREGON,

County of Klamath

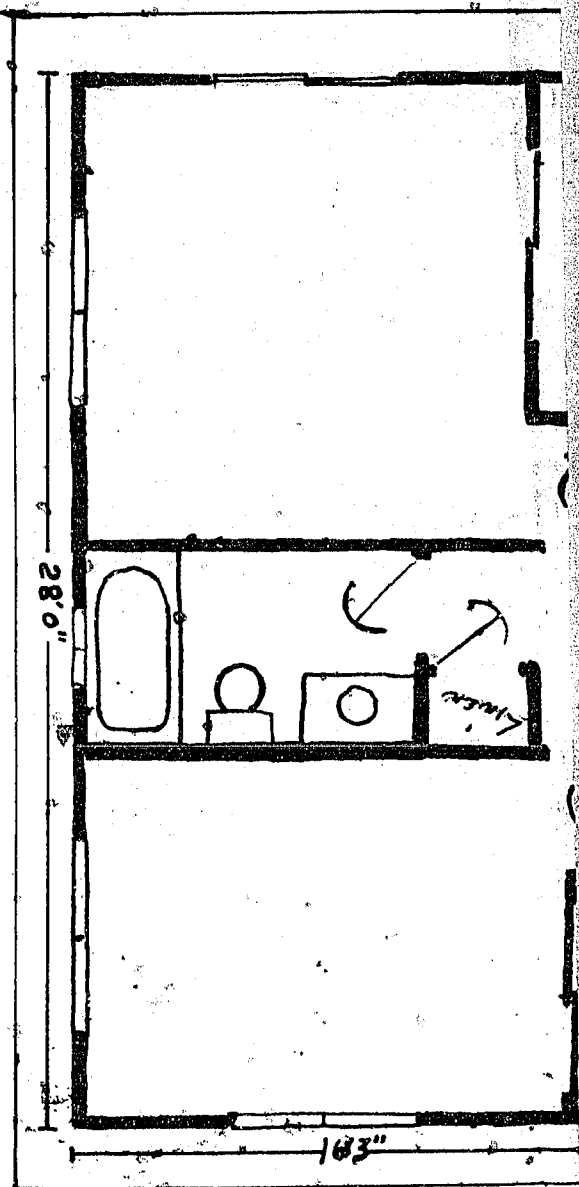
ss.

BE IT REMEMBERED, That on this 25 day of March, 19 66
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within
named LAWRENCE L. MYERS and MYRTLE V. MYERS, husband and wife,
and HOWARD C. HASSETT and MARY A. HASSETT, husband and wife,

known to me to be the identical individuals described in and who executed the within instrument and
acknowledged to me that their executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.

Donald H. O'Neil
Notary Public for Oregon.
My Commission expires 9-23-69



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Exhibit "1"

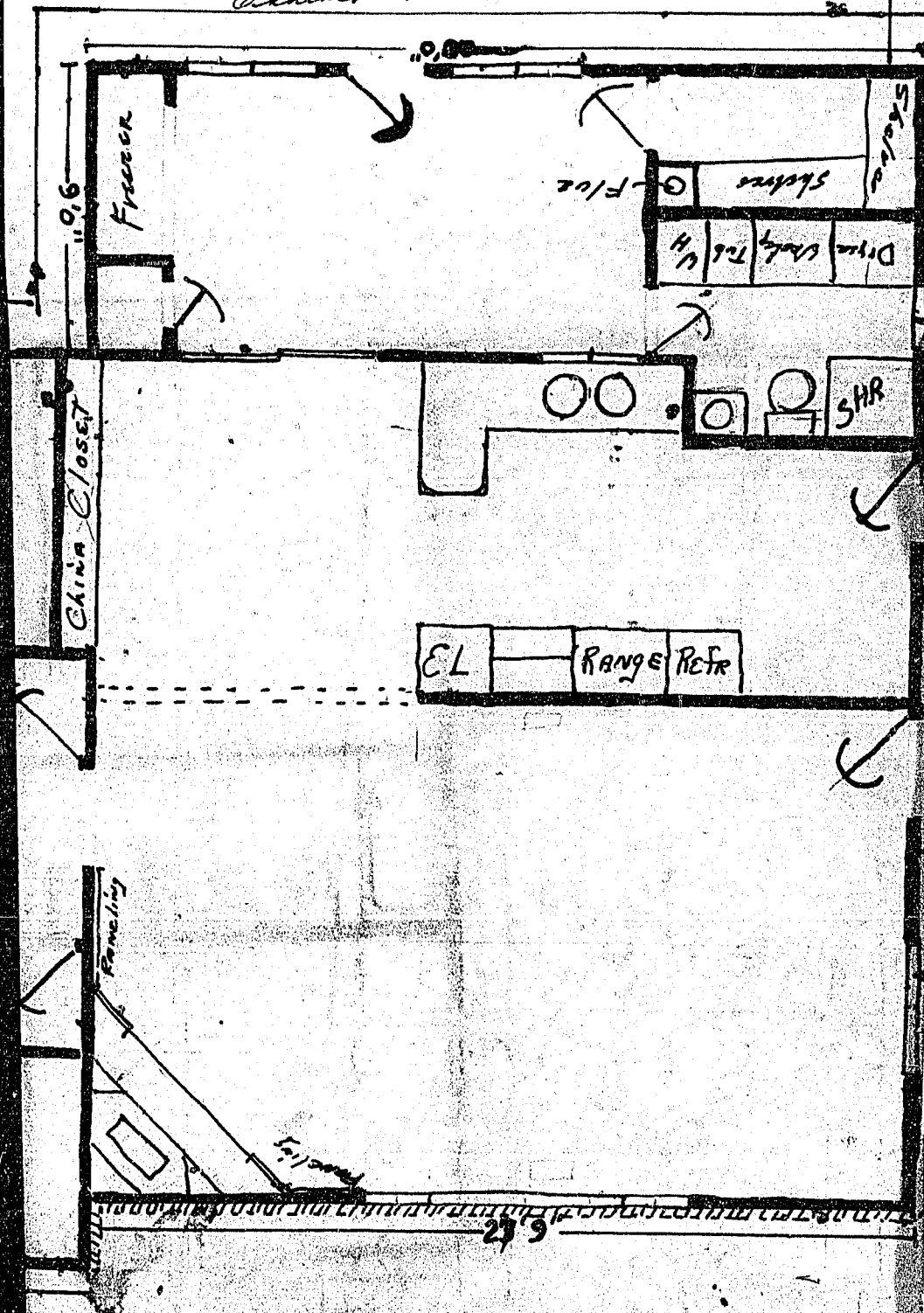


EXHIBIT "1"

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GARAGE

11'0"

24'0"

CARPORT

27'0"

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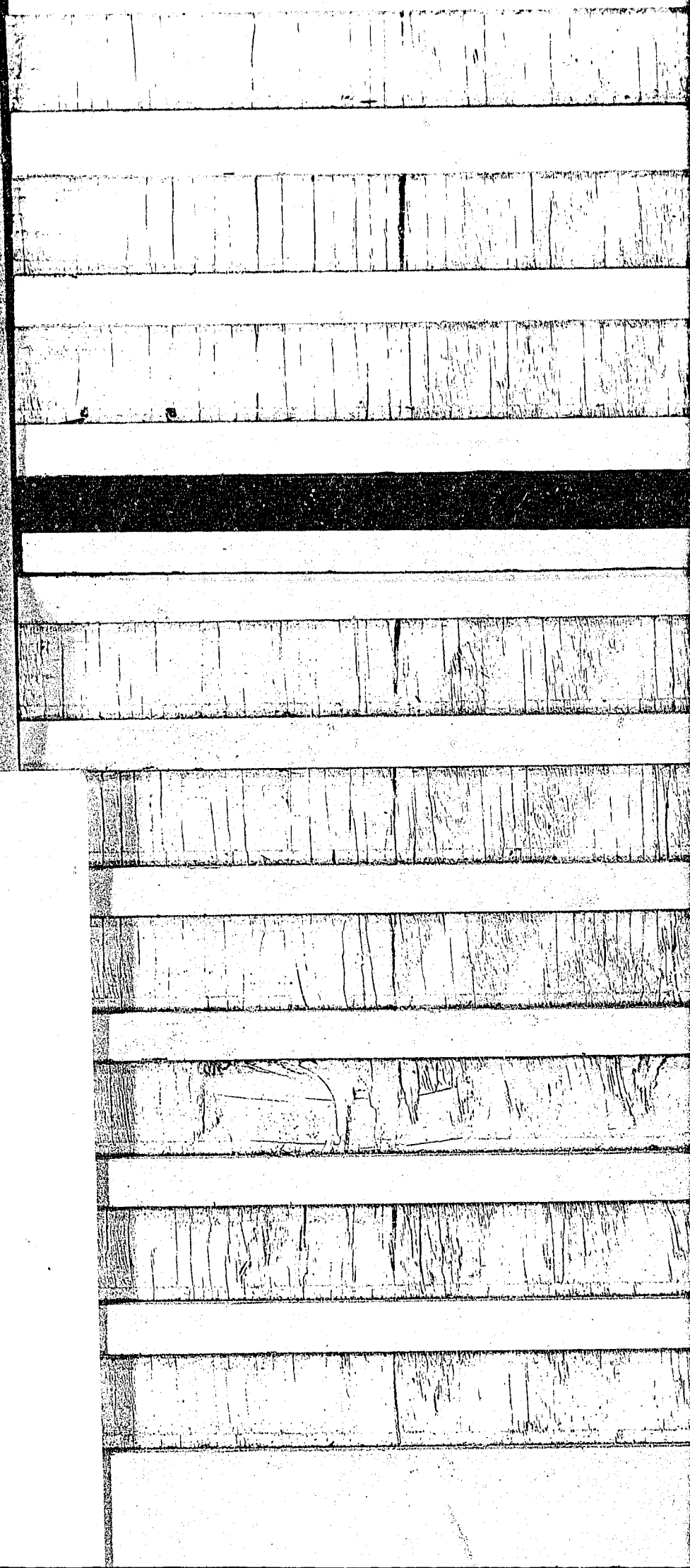
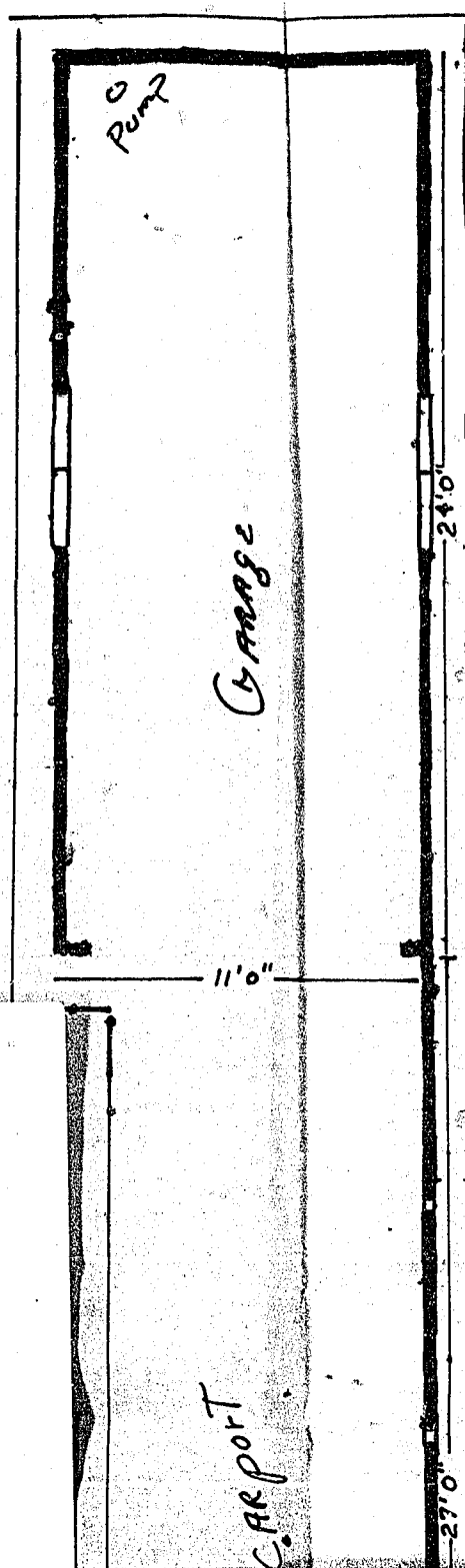


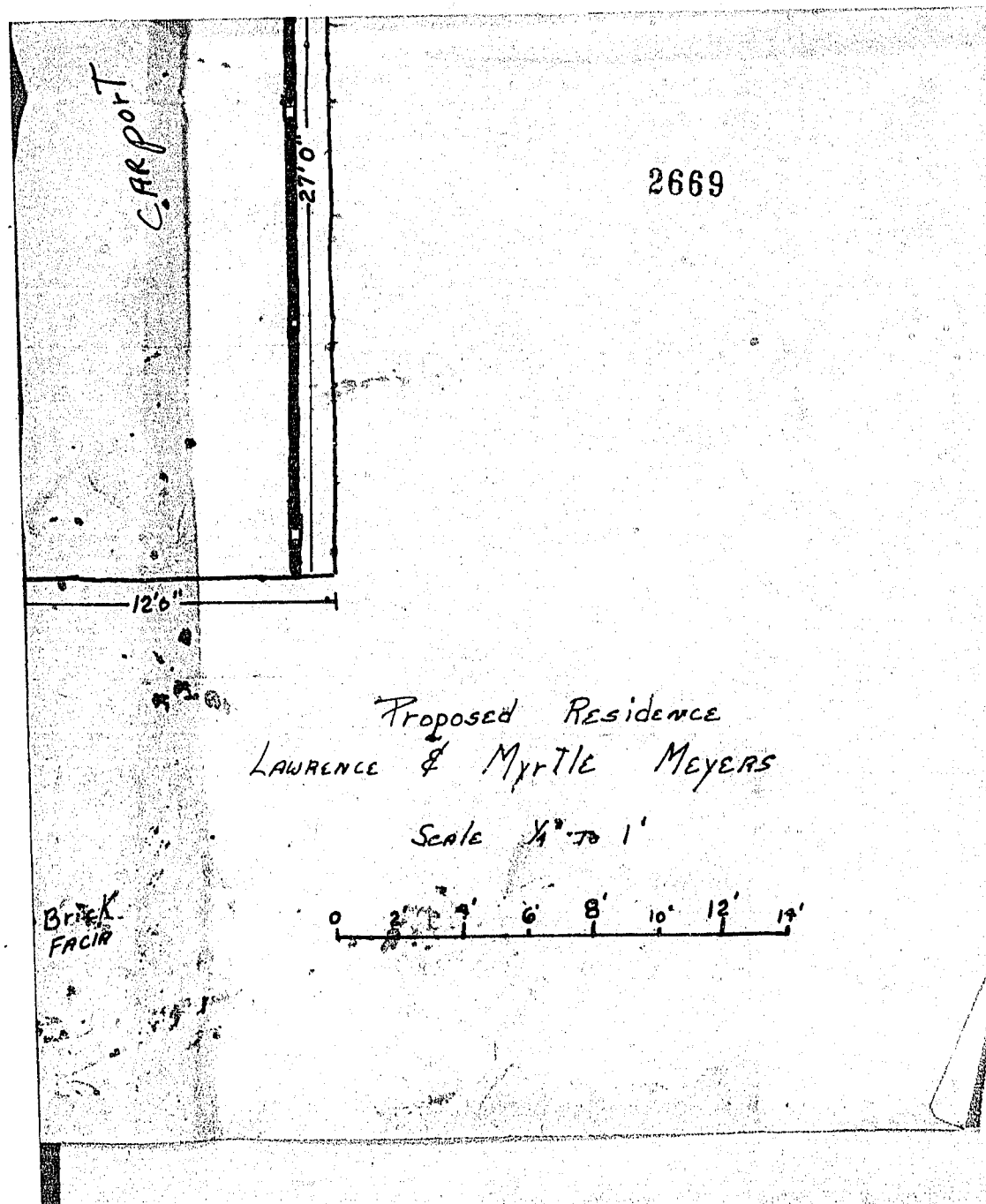
EXHIBIT "1"

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Original not too clear

BUILDING CONTRACT

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This contract entered into between Harriet and Mary Ann Harsett (hereinafter called the contractors), and Lawrence L. Myers and Myrtle Myers (hereinafter called the owners), for the construction of dwelling according to plans and specifications as follows:

All construction (framing, foundation etc.) completed to this date accepted by owners.

All interior walls and ceilings to be of $\frac{1}{2}$ " sheetrock. Ceilings to be acoustic texture and walls- brocade, with one exception (ceilings of porch to be of acoustic tile furnished by owners).

All interior and exterior doors to be hollow-core mahogany with exception of doors in porch furnished by owners.

Living room, hallway, and bedroom floors to be of 501 Nylon (not to exceed \$8.40 per yd installed) remainder of floors to be covered with linoleum (not to exceed \$4.25 per yd installed) Owner to do all wiring with materials furnished by contractors.

Heating system to consist of 3-220 volt receptacles and two 4,000 watt portable heaters furnished by Contractors.

Main bath to consist of tub, lavatory and toilet in Eljer green with Price Plaster trim. Other bath to consist of white Eljer metal shower, lavatory, toilet and 52 gal. quick recovery water heater.

Kitchen cabinets to be birch according to plans with formica top and stainless steel dbl sink.

All interior surfaces to be painted with two coats of paint and all exterior surfaces to be painted with three coats.

Fireplace to be constructed similar to existing fireplace in dining-room of their existing home.

All excavation for dwelling, septic tank and system, and landscaping to be done by Owners.

All color of paint, selection of carpet, linoleum and formica to be of Owners' choice.

All costs of extras and alterations to be agreed upon in writing by both parties.

The total cost of this construction (\$13,510.00) to be applied against principal as set forth in purchaser's contract of Owners property at Modoc Point.

Dated _____

Signed _____

STATE OF OREGON, } ss
County of Klamath }

Filed for record at request of:

Harriet & Mary Ann Harsett

on this 28 day of March A.D. 1966

at 2-21 o'clock P M. and duly

recorded in Vol. 14-66 of Record

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DOROTHY ROGERS, County Clerk

Fee \$10.50 By James H. Rogers Deputy

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Exhibit "2"