

# Agreement for Sale of Real Estate

TO ALSO SERVE AS CONTRACT AND RECEIPT ON SALE OF REAL ESTATE

THIS AGREEMENT, Made and entered into this 14 day of July, 1967, between Charles W. Shows and Peggy M. Shows, M.D. (166 Amigo Way, Chatsworth, California), party of the first part, and Melvin W. Phillips, and Jean Phillips, (1001 Norris Road, Prescott, Arizona), party of the second part,

WITNESSETH: That Chas & Peggy Shows the said first party, in consideration of the covenants and agreements on the part of the said second party, hereinafter contained, agrees to sell and convey unto the said party of the second part, and said second party agrees to buy, all that is certain lot, piece, or parcel of land situated in Klamath

Oregon County, State of Arizona, bounded and described as follows, to-wit: The South half of the Northwest quarter of the Northeast quarter of Section 4, Township 36 South, Range 11 East, Willamette Meridian. (Also known as the South half of Government Lot No. One, Sect. 4, T 36 S, R 11 E.) Access to the twenty (20) acres described in this Contract will be furnished by reserving thirty (30) feet running East and West along the South boundary of the Northeast quarter of ~~Section 4 described herein.~~ the Northeast quarter of Section 4 described herein.

for the sum of Fifteen hundred and no/00 DOLLARS, lawful money of the United States; and the said second party, in consideration of the premises, agrees to pay to the said party of the first part the said sum of Fifteen hundred and no/00 dollars in lawful money of the

United States as follows, to-wit: Five hundred and no/00 dollars to accompany this contract and the balance of One Thousand and no/00 dollars to be paid as follows: Fifty dollars per month, interest free, until the full balance of One Thousand dollars has been paid. Payments to be made on or before the 15th of each month. Upon completion of payment of total amount due, Seller will furnish Buyer with an Insured Title and a Warranty Deed at the close of Escrow. Escrow will be handled by Oregon Title Co. of Klamath Falls, Oregon.

And the said second party agree to pay all taxes or assessments of whatsoever nature, which may be assessed on the premises above described, after Receipt of Title and Deed, 1967.

~~In the event of the failure to comply with the terms hereof by the said second party, the said first party shall be released from all obligation to convey said property and the said second party shall forfeit all rights thereto including a forfeiture of all payments made by the said second party on this contract at the time of forfeiture and such payments shall be retained by said first party in full satisfaction and in liquidation of all damages or costs sustained.~~

And the said party of the first part, on receiving such payment X, at the time X, and in the manner above mentioned, agrees to execute and deliver to the said party of the second part, or to his assigns, a good and sufficient deed, with abstract showing perfect title to said premises.

And it is understood that time is the essence of this contract and that the stipulations aforesaid are to apply to and bind the heirs, executors, administrators and assigns of the respective parties.

IN WITNESS WHEREOF, The said parties to these presents have hereunto set their hands the day and year first above written.

Signed and Delivered in the presence of  
Charles W. Shows ) Parties of the first part  
Melvin W. Phillips and Jean Phillips ) Parties of the second part



STATE OF ARIZONA,  
County of Yavapai

ss.

5995

On this the 14th day of July, 1967,  
before me, MARY BETH WHITLOW, a Notary Public  
in and for the County of Yavapai, State of Arizona, on this day personally appeared  
MELVIN W. PHILLIPS and JEAN PHILLIPS  
known to me (or satisfactorily proven) to be the person(s) whose names are subscribed to the  
within instrument and acknowledged that they executed the same for the pur-  
poses therein contained.

In witness whereof I hereunto set my hand and official seal.

(My Commission expires) Jan. 26, 1969

Mary Beth Whitlow  
Notary Public.

STATE OF California  
County of Los Angeles

ss.

On this the 16th day of July, 1967,  
before me, JEAN F. FORSYTHE, a Notary Public  
in and for the County of LOS ANGELES, State of Arizona, on this day personally appeared  
CHARLES W. SHOWS & PEGGY M. SHOWS  
wife of said CHARLES W. SHOWS  
known to me (or satisfactorily proven) to be the person(s) whose names are subscribed to the  
within instrument and acknowledged that they executed the same for the pur-  
poses therein contained.

In witness whereof I hereunto set my hand and official seal.

(My Commission expires) Oct. 7, 1968

Jean F. Forsythe  
Notary Public.

OFFICIAL SEAL  
JEAN F. FORSYTHE  
NOTARY PUBLIC - CALIFORNIA  
PRINCIPAL OFFICE IN  
LOS ANGELES COUNTY

### Agreement

FOR SALE OF REAL ESTATE  
SHORT FORM

Charles W. Shows

Peggy M. Shows, M.D.

AND

Melvin W. Phillips, M.D.

Jean Phillips

Dated           , 19        

STATE OF ARIZONA OREGON ss.

County of Klamath

I hereby certify that the within in-  
strument was filed and recorded at re-  
quest of

Mrs. Melvin W. Phillips

Book W-67

In Docket of Deeds

on page 5994

At 2:25 P.M. official seal the  
day and year aforesaid.

Dorothy Rogers

County Recorder.

By J. Ross. Ward

Deputy Recorder.

Fee \$3.00

*not. Melvin W. Phillips  
1001 Morris Rd.  
Prescott, Arizona*