	4929'?		
Louis	recuted in duplicate, <u>March 2</u> , 19, <u>71</u> , <u>F. Perdriau and Frances H. Perdriau</u> Jau, president		
said Buyer agrees to buy all that real property situated in hereafter referred to as "said property", described as f N of NE4 sec. 18 and W- of NW+ sec. 17	nants of the Buyer herein, agrees to sell and convey to sold Buyer and n the County of Klamath , State o Oregon ollows: Section, Township <u>67 S</u> , Range <u>15 E.</u>	1 <u>1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 </u>	
Reserving therefrom an easement of thirty feet (30 feet public highway for use in common with others, with po and products derived therefrom, within or underlying	along all boundaries and 60 ft along all existing roads for of the second secon		
public highway for use in common with others, with po and products derived therefrom, within or underlying The price or principal sum, for which Seller agrees to Down payment Unpaid balance Unpaid balance Finance charge Deferred payment price Payable in 52 quarterly moothly installments of each or more, commencing on the first which installments shall include interest on the unpaid per annum all payable at the office of the Seller, and	sell and Buyer agrees to buy said realty 8,480.00 Dollars (S 1,340.00) 0 Dollars (S 7,140.00) 0 Dollars (S 7,140.00) 0 Dollars (S 7,140.00) 0 Dollars (S 7,140.00) 0 Dollars (S 3,760.00) 0 Dollars (S 10,920.00) 0 Dollars (S 210.00) 0 day of March		
	day of Mαrch		
the principal so credited. This property will be used as principle residence. (See S This property will not be used as principle residence.	nitial <u>before March 1, 1971 LCA</u> P.		A LEAST AND
THE BUYER HEREBY AGREES during the term of this Agreement an charges of every kind and nature now or hereafter assessed, levied, i taxes, assessments and charges, the Seller shall have the right to pay added thereto. The amounts so paid or advanced, with interest thereas	pon, over, under, along, across, and through the said land for the purpose of erecting, s arms for the transmission of electrical energy, and for telephane lines, and/or for laving, is or severage, and any conduits for electric or telephane wires, and reserving to the Seller day extension or renewal thereof, to pay promptly when due all taxes, assessments and horaged or imposed against or upon aid really. Upon failure by the Buyer to to pay sold the same, together with any and all casts, penalties and legal percentages which may sold the same, together with any and all casts, penalties and legal percentages which may sold a the rate of SEVEN (%) per anoun from the date of advoctment until ald Seller on demand; and failure by the Buyer to repay the same with such interest within efault under the terms of this Apreement.		
THE BUYER AGREES to keep all buildings now on, or that may her in such insurance companies as may be sollsfactory to the Seller, with THE BUYER AGREES that he will at all times during the term of this / encumbrances of every kind or nature except such as are caused or or any nuisance, or any building or structure, except as horein permit described; and, in the event of the violation of any of these condition	safter be placed on said reality insured against loss by fire to the amount required by and a appropriate clauses protecting the Seller as his interest may appear. Igreement, and any extension or renewal thereof, keen said reality free of all liens and reated by the Seller. That no signs, placards, signboards, or billboards of any character, ed shall be erected, placed, molitained on any part of the property herein s Seller may, in addition to any other rights conferred by low, remove or abote the same solar to the same same same same same same same sam		
The BUYER AGREES to keep the premises in as good a state and cond THE SELLER RESERVES the right to enter upon sold realty at any time improvement placed or constructed on sold realty shall be removed in T IS FURTHER AGREED that time is of the essence of this Agreement, condition precedent to his right to a conveyance hereunder, and sha when the same become due, or (b) in the repovent, within hirt	tition as a reasonable amount of use and wear thereof will permit. during the term of this Agreement for the purpose of examining the same. No building or vichout the written consent of the Seller. and full performance by the Buyer of all his abligations hereunder is and shall be a uld default be made (a) in payment of any of sold installments of principal or interest y (30) days ofter demand as doreadd, of any amount herein agreed to be traffail, or y (30) days ofter demand as doreadd, of any amount herein agreed to be traffail, or y (30) days ofter demand as doreadd, of any amount herein agreed to be traffail, or y (30) days ofter demand as doreadd, of any amount herein agreed to be traffail, or y (30) days ofter demand as doreadd, of any amount herein agreed to be traffail or the traffailt of the second of the second of the traffailt of the traffai		
right or remedy. The Buyer agrees to pay all costs and expenses of whether such progress to judgment or not. Should the Seller elect to Buyer of a written declaration of forfeiture and concellation, or by o to the Buyer at his last address on file with the Seller. Seller, or rec deliver to Buyer a good and sufficient deed, conveying said property. (1) Any lien or encumbrance, gayment or discharge of wi	ier, the Seller may Indroupon, of his option, entitle in a give her baselier may indroupon, of his option, entitle in a give her baseling the constrained by the Seller to enforce this Agreement, including allorney's fees, any action commenced by the Seller to enforce this Agreement, including allorney's fees, enforce this right of forfeiture by service upon the epositing in the United States mail, postage prepaid, such written declaration, addressed eving such payments at the time in the manner above described, agrees to execute and free of encumbrances except as otherwise herein provided, but subject to the following: the list, under the terms of this agreement, assumed by Buyer.		
(3) Covenants, conditions, restrictions, restrictions, teatreterins, NO WAIVER OF THE BREACH of any of the covenants or conditions of of the same or other covenants or conditions of this Agreement. Nu in the event of circult shall be construed as a waiver thereof or acc the other than or before in covided be construed as a waiver of, or y	f this Agreement by the Seller shall be construed to be a waiver at any successing previded delay or omission of the Seller in exercising any right, power, or remedy herein provided	A.	THE PARTY OF THE P
Seller will refund all moneys paid if buyer makes per writing a refund within 10 days of date of this agreement witho	1970-71. This contract to be paid in full by <u>1983</u> sonal inspection of said property in presence of seller and requests in preement.		A MARINE
Above property encumbered by Seller 7,000,000 the North Seller 10,000,000 the North Se	be paid by Seller before deed dalivery.		
Actus 7 Judarau An ancie H. Pisthiau P. O. box 11:38 Pledmont Sta.			
Pr. O., Box 11:08 Predmont 3rd. Oakland, Co., 94611 1	Address Oakland, Ca. 94611 Jephone		

. . .

• • • • • • •

لغاد مجعفها تسأق

ø

-



E

2 kil

2 10

ES

in real bill