CONTRACT—REAL ESTATE—Monthly Poyments (Individual or Comporte) (Inthi-lity) ling Series) CONTRACT—REAL ESTATE—Monthly Poyments (Individual or Comporte) (Inthi-lity) ling Series) CONTRACT—REAL ESTATE—Monthly Poyments (Individual or Comporte) (Inthi-lity) ling Series) CONTRACT—REAL ESTATE—Monthly Poyments (Individual or Comporte) (Inthi-lity) ling Series) CONTRACT—REAL ESTATE—Monthly Poyments (Individual or Comporte) (Inthi-lity) ling Series) CONTRACT—REAL ESTATE—Monthly Poyments (Individual or Comporte) (Inthi-lity) ling Series) CONTRACT—REAL ESTATE—Monthly Poyments (Individual or Comporte) (Inthi-lity) ling Series) CONTRACT—REAL ESTATE—Monthly Poyments (Individual or Comporte) (Inthi-lity) ling Series) CONTRACT—REAL ESTATE—Monthly Poyments (Individual or Comporte) (Inthi-lity) ling Series) CONTRACT—REAL ESTATE—Monthly Poyments (Individual or Comporte) (Inthi-lity) ling Series) CONTRACT—REAL ESTATE—Monthly Poyments (Individual or Comporte) (Inthi-lity) ling Series) CONTRACT—REAL ESTATE—Monthly Poyments (Inthi-lity) ling Series) CONTRACT—REAL ESTATE (Inthi-lity) CONTRACT—REAL ESTATE (Inthi-lity) ling Series) CONTRACT—REAL ESTATE (Inthi-lity) CONT VOL 2010 PAGE 4809 THIS CONTRACT, Made this 12th day of May Northridge, California Gloria F. Libby, a single woman, 8438 Amigo Avenue, Northridge, California , hereinafter called the seller, and Anne Grace DeTroia. 14207 Gain Street, Arleta, California , hereinafter called the buyer, WITNESSETH: That in consideration of the mutual covenants and agreements herein contained, the seller agrees to sell unto the buyer and the buyer agrees to purchase from the seller all of the iollowing described lands and premises situated in KLAMATH County, State of OREGON, to-wit: TOWNSHIP 37 South, Range 12 East, W.M. Section 4: E tof NE 1/4 of NW4 of SW4 Section 4 (5 Acres) This conveyance is made subject to easements, rights of way of record and those apparant on the land and Grantor reserves an easement for joint user roadway and all other roadway purposes over and across a 30 ft. wide strip of land laying South of adjoining and parallel to the northerly boundary. "This a correction Contract to correct a wrong description" , Storia J. Lely 2 Dollars (\$25.00 each, With a final payment of all monies owing, 3 years payable on the 20th day of each month hereafter beginning with the month of May , 1970, all deferred balances of said purchase price shall bear interest at the rate of national vinterest to be bank XXX and X XX and the minimum monthly payments above required. Taxes on said premises for the current tax year shall be prorated between the parties hereto as of the date of this contract. E E not less than \$ 0.— in a company or companies satisfactory to the seller, with loss payable first to the seller and then to the buyer as their respective interests may appear and all policies of insurance to be delivered to the seller as soon as insured. Now if the buyer shall hall to pay any any their respective interests may appear and all policies of insurance to be delivered to the seller as soon as insured. Now if the buyer shall hall to pay any any content to another the seller to the seller and the pay for such insurance, the seller may do so and any porment so made shall be added to an become a part of the debt secured by this contract and shall bear interest at the rate aloresaid, without waiver, however, of any right arising to the seller of buyer's breach of contract.

The seller affects that at his expense and within 60. days from the date hereof, he will turnish unto buyer at title insurance policy insuring (in an amount equal to said purchase price) marketable title in and to said purchase price is the seller on or subsequent to the date of this affects and the building and other of the seller on or subsequent to the date of this affects and the part of exceptions and the building and other of the safetenent, he will deliver a good and selficient deed conveying said purchase price is fund the buyer, his heirs and assigns, tree anchers of encumbrances as of the date hereof and clear of all encumbrances premises in fee simply and the purchase of the affect exceptions, and the takes, municipal since said date placed, permitted or arising by, through or under seller, excepting, heaveyer, the said ensements and and clear of all encumbrances times and purchase the said purchase so assumed by the buyer and lutther excepting all liens and encumbrances created by the buyer or his assigns.

And it is understood and agreed between said parties that time is of the exence of this contract, and in case the buyer shall lail to make the enter upon the land aloresaid, without any process of law, and take immediate possession thereof, together with all the improvements and applications.

The buyer further agrees that failure by the seller at any time to require performance by the buyer of any provision hereof shall in no way affect its property for the provision in the same, nor shall any waiver by said seller of any breach of any provision hereof be held to be a waiver of any succeeding breach of any such provision, or as a waiver of the provision itself.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$\frac{950}{2000} \to 00\$. \to 00 \to 00\$ However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). Of the provision instituted to foreclose this contract or to enforce upon the provisions hereof, the buyer agrees to pay such sum as the appellate court and adjudge reasonable as afformer's less of be allowed plaintiff in said suit or action and if an appeal is taken from any judgment or decree that it is a proposed to the contract, it is understood that the seller or the buyer may be more than one person; that if the context so requires, the singular proposular that contract, it is understood that the seller or the buyer may be more than one person; that if the context so requires, the singular proposular shall be taken to mean and include the plural, the masculine, the faminine and the neuter, and that generally all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals. IN WITNESS WHEREOF, said parties have executed this instrument in duplicate; if either of the undersigned is a corporation, it has caused its corporate name to be signed and its corporate seal affixed hereto by its officers duly authorized thereunto by order of its board of directors. of directors. Anne Gree Se issue Liona J. Likby Anne Grace DeTroia Gloria F. Libby *Delete, by lining out, whichever phrase and whichever warranty (A) or (B) is not applicable. If warranty (A) is applicable, Stevens-Ness Form No. 1308 or similar MUST be used for disclosures under the truth-in-Lending Act and Regulation Z unless the contract will become a first tien to finance the purchase of a dwelling in which event use Stevens-Ness Form No. 1307 or similar.