

THIS CONTRACT, Made this 28 day of August, 1973, between
Robert J. Betts and Lois B. Betts, hereinafter called the seller,
and Robert B. Bell and Donna F. Bell, 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 following described lands and premises situated in Klamath County, State of Oregon, to-wit:

Lots 1 thru 4, block 32, Merrill Original

for the sum of Fifty Eight Hundred Dollars Dollars (\$ 5800.00)
(hereinafter called the purchase price), on account of which One Hundred
Dollars (\$ 100.00) is paid on the execution hereof (the receipt of which is hereby acknowledged by the
seller); the buyer agrees to pay the remainder of said purchase price (to-wit: \$ 5700.00) to the order
of the seller in monthly payments of not less than fifty
Dollars (\$ 50.00) each,

payable on the 10 day of each month hereafter beginning with the month of October, 1973,
and continuing until said purchase price is fully paid. All of said purchase price may be paid at any time;
all deferred balances of said purchase price shall bear interest at the rate of 7 per cent per annum from
Sept. 10, 1973 until paid, interest to be paid Monthly and * in addition to
the minimum monthly payments above required. Taxes on said premises for the current tax year shall be pro-
rated between the parties hereto as of the date of this contract.

The buyer warrants to and covenants with the seller that the real property described in this contract is
(A) primarily for buyer's personal, family, household or agricultural purposes.

The buyer shall be entitled to possession of said lands on Sept. 10, 1973, and may retain such possession so long as
he is not in default under the terms of this contract. The buyer agrees that at all times he will keep the buildings on said premises, now or hereafter
erected in good condition and repair and will not suffer or permit any waste or strip thereof; that he will keep said premises free from mechanic's
and all other liens and save the seller harmless therefrom and reimburse seller for all costs and attorney's fees incurred by him in defending against any
such liens; that he will pay all taxes hereafter levied against said property, as well as all water rents, public charges and municipal liens which here-
after lawfully may be imposed upon said premises, all promptly before the same or any part thereof become past due; that at buyer's expense, he will
insure and keep insured all buildings now or hereafter erected on said premises against loss or damage by fire (with extended coverage) in an amount

not less than \$ 2000.00 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 fail to pay any
such liens, costs, water rents, taxes, or charges or to procure and pay for such insurance, the seller may do so and any payment so made shall be added
to and become a part of the debt secured by this contract and shall bear interest at the rate aforesaid, without waiver, however, of any right arising to
the seller for buyer's breach of contract.

When contract is paid in full,

The seller agrees that at his expense and within 10 days after the date of payment in full, he will furnish unto buyer a title insurance policy in-
suring (in an amount equal to said purchase price) marketable title in and to said premises in the seller on or subsequent to the date of this agreement.
said purchase price with the interest thereon at once due and payable and/or (1) to foreclose this contract by suit in equity, and in any of such cases,
said purchase price is fully paid and upon request and upon surrender of this agreement, he will deliver a good and sufficient deed conveying said
premises in fee simple unto the buyer, his heirs and assigns, free and clear of encumbrances as of the date hereof and free and clear of all encumbrances
since said date placed, permitted or arising by, through or under seller, excepting, however, the said easements and restrictions and the taxes, municipal
liens, water rents and public charges so assumed by the buyer and further 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 essence of this contract, and in case the buyer shall fail to make the
payments above required, or any of them, punctually within ten days of the time limited therefor, or fail to keep any agreement herein contained, then
the seller at his option shall have the following rights: (1) to declare this contract null and void, (2) to declare the whole unpaid principal balance of
said purchase price with the interest thereon at once due and payable and/or (1) to foreclose this contract by suit in equity, and in any of such cases,
said purchase price is fully paid and upon request and upon surrender of this agreement, he will deliver a good and sufficient deed conveying said
premises in fee simple unto the buyer, his heirs and assigns, free and clear of encumbrances as of the date hereof and free and clear of all encumbrances
since said date placed, permitted or arising by, through or under seller, excepting, however, the said easements and restrictions and the taxes, municipal
liens, water rents and public charges so assumed by the buyer and further excepting all liens and encumbrances created by the buyer or his assigns.

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
his right hereunder to enforce the same, nor shall any waiver by said seller of any breach of any provision hereof be held to be a waiver of any suc-
ceeding 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 \$ 5800.00. (However, the actual consid-
eration may be different from the amount stated in this contract if the parties hereto have agreed to a different consideration.)

In case suit or action is instituted to foreclose this contract or to enforce any of the provisions hereof, the buyer agrees to pay such sum as the
court may adjudge reasonable as attorney's fees to be allowed plaintiff in said suit or action and if an appeal is taken from any judgment or decree
of the trial court, the buyer further promises to pay such sum as the appellate court shall adjudge reasonable as plaintiff's attorney's fees on such
appeal.

In construing this contract, it is understood that the seller or the buyer may be more than one person; that if the contract so requires, the singu-
lar pronoun shall be taken to mean and include the plural, the masculine, the feminine 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 un-
dersigned 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.

Donna F. Bell
Robert B. Bell

Robert J. Betts
Lois B. Betts

*IMPORTANT NOTICE: Delete, by lining out, whichever phrase and whichever warranty (A) or (B) is not applicable.
If warranty (A) is applicable and if the seller is a creditor, as such word is defined in the Truth-in-Lending Act and
Regulation Z, the seller MUST comply with the Act and Regulation by making required disclosures; for this purpose,
use Stevens-Ness Form No. 1308 or similar unless the contract will become a first lien to finance the purchase of a
dwelling in which event use Stevens-Ness Form No. 1307 or similar.

NOTE: The sentence between the sym-
bols (), if not applicable, should be
deleted; see Oregon Revised Statutes,
Section 93.030. (Notarial acknowlegd-
ment on reverse).

CONTRACT

(FORM No. 706)

STEVENS-NEES LAW PUB. CO., PORTLAND, ORE.

BETWEEN

Address

AND

Address

Dated _____, 19____

Lot _____ Block _____

Addition _____

STATE OF OREGON

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file number _____, Record of Deeds of said County. Witness my hand and seal of County affixed.

Title

By _____ Deputy

AFTER RECORDING RETURN TO

1810

STATE OF OREGON,

County of Klamath
August 29, 1973

Personally appeared the above named
Robert B. Bell and Donna F. Bell

and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me:
Donna F. Bell
Notary Public for Oregon
My commission expires: 5/21/76

STATE OF OREGON, County of _____, 19____

Personally appeared _____, who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____, a corporation,

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

CONTRACT

(FORM No. 706)

STEVENS-NEES LAW PUB. CO., PORTLAND, ORE.

BETWEEN

Address

AND

Address

Dated _____, 19____

Lot _____ Block _____

Addition _____

STATE OF OREGON

County of Klamath

I certify that the within instrument was received for record on the _____ day of Sept., 1973, at 11:21 o'clock A. M., and recorded in book W3 on page 11809 or as file number 81002, Record of Deeds of said County. Witness my hand and seal of County affixed.

County Clerk

M. L. MILNE,

COUNTY CLERK

Title

Lucia Gutoka Deputy

AFTER RECORDING RETURN TO

Fee \$4.00

File:

Robert B. Bell
1136 Pine St.
K. A.

STATE OF OREGON,

County of Union
August 31, 1973

Personally appeared the above named
Robert J. Bette and Lois B. Bette

and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me:
Emma Jean Baum
Notary Public for Oregon
My commission expires: Sept 29, 1975

STATE OF OREGON, County of _____, 19____

Personally appeared _____, who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____, a corporation,

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: