

FORM No. 704—CONTRACT—REAL ESTATE—Partial Payments (Individual or Corporate) (Train-in-Lending)

FORM No. 704—CONTRACT—REAL ESTATE—Purchase of Land

S11

THIS CONTRACT, Made this 12th day of December, 1973, between
Lyle A. Maas and Lois M. Maas, husband and wife
hereinafter called the seller,
and Oreranches, Inc., an Oregon corporation
hereinafter called the buyer,
the facts herein contained, the

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 _____ County, State of _____ Oregon _____, to-wit: _____ 1/4 of Section 5,

Government Lots 9, 10, 15 and 16 (S 1/2 NE 1/4) of Section 5,
Township 36 South, Range 7 East of the Willamette Meridian,

EXCEPT that portion of the Northerly 200 feet of Government Lot 9 (as measured along the East line of Government Lot 9) that lies Easterly of the Old Dalles-California Highway.

(For exceptions to this Contract see attached Exhibit "A" and by this reference incorporated herein);

Twenty-eight thousand two hundred and _____ Dollars (\$ 28,200.00)
for the sum of no/100ths-----
(hereinafter called the purchase price) on account of which Four thousand and no/100ths-----
Dollars (\$ 4,000.00) is paid on the execution hereof (the receipt of which is
hereto acknowledged by the seller), and the remainder to be paid to the order of the seller at the times and in
amounts as follows, to-wit: Twenty-four thousand two hundred and no/100ths
(\$24,200.00) Dollars shall be paid in two (2) installments each year
of One thousand two hundred ten and no/100ths (\$1,210.00) Dollars, or
more, plus interest. The first installment of \$1,210.00 being due and
payable on the 1st day of March, 1974, and the second installment of
\$1,210.00 being due and payable on the 1st day of September, 1974, and
like installments being due and payable on the 1st day of March and
the 1st day of September of each year thereafter until the whole of
the balance of the purchase price is fully paid.

... and covenants with the seller that the real property described in this contract is
... its household or agricultural purposes.

[illegible]

per cent per annum from the date required. Taxes on and premiums for insurance on the property shall be paid by the seller. The seller shall also pay for the minimum regular payments along with the taxes on the property. The seller shall also pay for the minimum regular payments along with the taxes on the property. The seller shall also pay for the minimum regular payments along with the taxes on the property.

[illegible][illegible][illegible][illegible]

IN WITNESS WHEREOF, said parties have executed this instrument in duplicate; if either of the undersigned has caused its corporate name to be signed and its corporate seal affixed hereto

IN WITNESS WHEREOF, said corporation has caused its corporate name to be signed and its corporate seal to be hereunto affixed, and its officers duly authorized thereunto by order of its board of directors.

[Signature]
By _____ President *[Signature]*

Note: The signature of the seller is written above the name. The signature of the buyer is written above the name. The date is written in the space provided. The amount is written in the space provided. The interest rate is written in the space provided. The term is written in the space provided. The type of loan is written in the space provided. The purpose of the loan is written in the space provided. The seller's address is written in the space provided. The buyer's address is written in the space provided. The seller's phone number is written in the space provided. The buyer's phone number is written in the space provided. The seller's email address is written in the space provided. The buyer's email address is written in the space provided. The seller's social security number is written in the space provided. The buyer's social security number is written in the space provided. The seller's date of birth is written in the space provided. The buyer's date of birth is written in the space provided. The seller's marital status is written in the space provided. The buyer's marital status is written in the space provided. The seller's occupation is written in the space provided. The buyer's occupation is written in the space provided. The seller's income is written in the space provided. The buyer's income is written in the space provided. The seller's assets are written in the space provided. The buyer's assets are written in the space provided. The seller's liabilities are written in the space provided. The buyer's liabilities are written in the space provided. The seller's credit history is written in the space provided. The buyer's credit history is written in the space provided. The seller's references are written in the space provided. The buyer's references are written in the space provided. The seller's other information is written in the space provided. The buyer's other information is written in the space provided.

If warranty "(A)" is applicable,
Regulation Z, the seller MUST comply with the Act and
use Stevens-Ness Form No. 130B or similar unless the contract will become a first lien to finance the purchase.
dwelling in which event use Stevens-Ness Form No. 1307 or similar.

(c) If the consumer does not intend to obtain financing from the lender,

RECEIVED PAYMENTS ON WITHIN CONTRACT, AS FOLLOWS:

[illegible]

CONTRACT

(FORM NO. 701)

BETWEEN

Address:

Address

Noted

12,

STATE OF OREGON

County of _____
 I certify that the within instru-
 ment 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.

Deputy.

BY _____

_____ RECORDING RETURN TO

STATE OF OREGON,

County of Klamath, 1973.
October 11/2

October 7, 1954
Personally appeared the above named
Lyle A. Haas and
Lois M. Haas

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

(OFFICIAL
SEAL).....

Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of Klamath) ss.
October 12, 1973
 Personally appeared George A. Pondella, Jr. and
Jack C. Snyder, 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

....., a corporation,
Oreranches, Inc., the corporate seal
 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 be-
 half 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:
Linda Dawn Paeugh
Notary Public for Oregon
My commission expires: 9/8/75

(OFFICIAL
SEAL)

FORM No. 63
1967/19

FORM No. 51

of the
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1961

15248

Exhibit "A"

Subject, however, to the following:

1. Rights of the public in and to any portion of the above described property lying within the limits of roads or highways.
2. Application for right of way, including the terms and provisions thereof, recorded February 18, 1957 in Volume 289 at page 633, Deed Records of Klamath County, Oregon.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Modoc Point Unit of U. S. Indian Irrigation Service, Klamath Reservation.
4. Agreement, including the terms and provisions thereof, recorded April 26, 1966 in Book M-66 at page 3686, between the United States of America and Lyle A. Haas and Lois M. Haas.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO

this 19th day of NOVEMBER A. D. 19 73 at 3:55 o'clock P. M., and
duly recorded in Vol. M 73, of DEEDS on Page 15231

FFE \$ 6.00

Wm D. MILNE, County Clerk
By Hazel Drazic
religiously

FORM No. 65
1967/5

FORM No.
511

of the
Fifteenth

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NOV-19 7 15 PM 1973