

96276

Vol. 75 Page 146

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

SN

THIS CONTRACT, Made this 28-8120 3rd day of December, 1974, between Florence A. Howe

and Klamath Christian Center, hereinafter called the seller,

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:

Lot 4 in Block 1 of WILLIAMS ADDITION TO THE CITY OF KLAMATH FALLS, Klamath County, Oregon.

for the sum of Eleven thousand eight hundred and no/100 Dollars (\$11,800.00) (hereinafter called the purchase price) on account of which Two hundred fifty and no/100-- Dollars (\$250.00) is paid on the execution hereof (the receipt of which is

hereby 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: Buyer is to pay the sum of \$100.00 per month with the first payment to be January 3, 1975, and a like \$100.00 payment on or before the 3rd day of each month thereafter. In addition to said monthly payments, buyer agrees to pay the sums of \$1,500.00 on or before November 3, 1975; \$1,500.00 on or before November 3, 1976; \$1,500.00 on or before November 3, 1977; \$1,500.00 on or before November 3, 1978; and \$1,500.00 on or before November 3, 1979. The full unpaid contract balance is due on or before November 3, 1980.

Buyer may without the further consent of seller transfer, assign or sell any or all of its interest in this contract to a member of its organization. Buyer must provide to seller written notice of any transfer, sale or assignment.

The buyer warrants to and covenants with the seller that the real property described in this contract is

(A) for the buyer's personal, family, homestead or agricultural purposes, (B) for an organization or (even if buyer is a natural person) for business or commercial purposes other than agricultural purposes.

All of said purchase price may be paid at any time and in any manner. Balances of said purchase price shall bear interest at the rate of 8 1/2 per cent per annum from January 3, 1975 until paid, interest to be paid monthly and being included in the minimum regular 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.

The buyer shall be entitled to possession of said lands on November 25, 1974, 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 hereafter 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 fully insure the buildings erected on said premises against loss or damage by fire (with extended coverage) in an amount not less than \$100,000.00.

The seller agrees that at his expense and within 30 days from the date hereof, he will furnish unto buyer a title insurance policy insuring (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, save and except the usual printed exceptions and the building and other restrictions and easements now of record, if any. Seller also agrees that when 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 (3) to foreclose this contract by suit in equity, and in any of such cases, all rights and interest created or then existing in favor of the buyer as against the seller hereunder shall utterly cease and determine and the right to the possession of the premises above described and all other rights acquired by the buyer of return, reclamation or compensation for moneys paid of re-entry, or any other act of said seller to be performed and without any right of the buyer of return, reclamation or compensation for moneys paid on account of the purchase of said property as absolutely, fully and perfectly as if this contract and such payments had never been made; and in case of such default all payments theretofore made on this contract are to be retained by and belong to said seller as the agreed and reasonable rent of said premises up to the time of such default. And the said seller, in case of such default, shall have the right immediately, or at any time thereafter, to enter upon the land aforesaid, without any process of law, and take immediate possession thereof, together with all the improvements and appurtenances thereon or thereto belonging.

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 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 \$11,800.00.

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 contest so requires, the singular 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 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.

Florence A. Howe

Klamath Christian Center

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. 1207 or similar.

NOTE: The sentence between the symbols (A) and (B) is not applicable, should be deleted; see Oregon Revised Statutes, Section 93.030. (Notarial acknowledgment on reverse).

[illegible]

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# CONTRACT

(FORM No. 704)

WILLIAM H. HARRIS, JR., PORTLAND, ORE.

BETWEEN

**Address:**

AND

**Address**

Dated ..... 19..

Block.

### Addition

STATE OF OREGON

County of KLAMATH

I certify that the within instrument was received for record on the 6th day of JANUARY, 19.75, at 10:50 o'clock A. M., and recorded in book N. 75 on page 146 or as filing fee number 96276, Record of Deeds of said County.

*Witness my hand and seal of  
County affixed.*

THE

Author	Title
...	...

P: ~~for~~ ~~the~~ ~~Deputy.~~

**AFTER RECORDING RETURN TO**

FREE \$ 4.00

7/10

Attn: Mark Lee

**STATE OF OREGON,**

County of Klamath  
~~December~~ JAN 3

December 5 JAN 3 1974

Personally appeared the above named  
**Florence A. Howe** and

Klamath Christian Center

and acknowledged the foregoing instru-  
their voluntary act and deed

ment to be...  
Before me  
OFFICIAL

Notary Public for Oregon

My commission expires: 12/15/78

10

242000

STATE OF OREGON, County of.....) ss  
19.....

Personally appeared \_\_\_\_\_ and  
 \_\_\_\_\_ 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,  
..... that instrument is 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 behalf of said corporation by authority of its board of directors; and each of the undersigned hereby certifies that the foregoing is a true and correct copy of the original instrument as the same appears from the records of said corporation.

Before me:

(OFFICIAL

Notary Public for Oregon  
My commission expires:

**My commission expires:** \_\_\_\_\_

\_\_\_\_\_

100-443887-100