

This Agreement, made and entered into this 1st day of May, 1975 by and between EDMUND F. BAROCH and DOROTHY H. BAROCH, husband and wife, hereinafter called the vendor, and DUANE N. BURNHAM and GAYLE J. BURNHAM, husband & wife, and JAMES L. WEAVER, hereinafter called the vendee, as to an undivided 1/2 interest in the property described herein, as to an undivided 1/2 interest

WITNESSETH

Vendor S agrees to sell to the vendee G and the vendee S agrees to buy from the vendor S all of the following described property situate in Klamath County, State of Oregon, to-wit:

That part of the SW 1/4 NE 1/4 lying Southerly of Sprague River in Section 10, Township 35 South, Range 9 East of the Willamette Meridian

at and for a price of \$ 22,000.00, payable as follows, to-wit:

\$ 5,000.00 at the time of the execution of this agreement, the receipt of which is hereby acknowledged; \$ 17,000.00 with interest at the rate of 8 % per annum from May 15, 1975 payable in installments of not less than \$ 175.00 per month, inclusive of interest, the first installment to be paid on the 15th day of June 15, 1975; and a further installment on the 15th day of every month thereafter until the full balance and interest are paid.

Vendee agrees to make said payments promptly on the dates above named to the order of the vendor, or the survivors of them, at the First Federal Savings and Loan Association at Klamath Falls, Oregon; to keep said property at all times in as good condition as the same now are, that no improvement now on or which may hereafter be placed on said property shall be removed or destroyed before the entire purchase price has been paid and that said property will be kept insured in companies approved by vendor against loss or damage by fire in a sum not less than \$ full ins. value with loss payable to the parties as their respective interests may appear, said policy or policies of insurance to be held Vendor copy to Vendees that vendee shall pay regularly and seasonably and before the same shall become subject to interest charges, all taxes, assessments, liens and incumbrances of whatsoever nature and kind. Taxes to be prorated as of May 15, 1975.

and agrees not to suffer or permit any part of said property to become subject to any taxes, assessments, liens, charges or incumbrances whatsoever having precedence over rights of the vendor in and to said property. Vendee shall be entitled to the possession of said property. Taxes to be prorated as of May 15, 1975.

Vendor will on the execution hereof make and execute in favor of vendee good and sufficient warranty deed conveying a fee simple title to said property free and clear as of this date of all incumbrances whatsoever, except reservations, restrictions, easements and rights of way of record and those apparent upon the land.

which vendee assumes, and will place said deed

together with one of these agreements in escrow at the First Federal Savings & Loan Association

at Klamath Falls, Oregon, and shall enter into written escrow instruction in form satisfactory to said escrow holder, instructing said escrow holder that when, and if, vendee shall have paid the balance of the purchase price in accordance with the terms and conditions of this contract, said escrow holder shall deliver said instruments to vendee, but that in case of default by vendee said escrow holder shall, on demand, surrender said instruments to vendor.

Escrow fees shall be deducted from the first payment made hereunder. The escrow holder may deduct cost of necessary revenue stamps from final payments made hereunder.

In the event vendee shall fail to make the payments aforesaid, or any of them, punctually and upon the strict terms and at the times above specified, or fail to keep any of the other terms or conditions of this agreement, time of payment and strict performance being declared to be the essence of this agreement, then vendor shall have the following rights: (1) To foreclose this contract by strict foreclosure in equity; (2) To declare the full unpaid balance immediately due and payable; (3) To specifically enforce the terms of this agreement by suit in equity; (4) To declare this contract null and void, and in any of such cases, except exercise of the right to specifically enforce this agreement by suit in equity, all the right and interest hereby created or then existing in favor of vendee derived under this agreement shall utterly cease and determine, and the premises aforesaid shall revert and reversion in vendor without any declaration of forfeiture or act of reentry, and without any other act by vendor to be performed and without any right of vendee of reclamation or compensation for money paid or for improvements made, as absolutely, fully and perfectly as if this agreement had never been made.

Should vendee, while in default, permit the premises to become vacant, Vendor may take possession of same for the purpose of protecting and preserving the property and his security interest therein, and in the event possession is so taken by vendor he shall not be deemed to have waived his right to exercise any of the foregoing rights.

And in case suit or action is instituted to foreclose this contract or to enforce any of the provisions hereof, vendee agrees to pay reasonable cost of title report and title search and such sum as the trial 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 such trial court, the vendee further promises to pay such sum as the appellate court shall adjudge reasonable as plaintiff's attorney's fees on such appeal.

Vendee further agrees that failure by vendor at any time to require performance by vendee of any provisions hereof shall in no way affect vendor's right hereunder to enforce the same, nor shall any waiver by vendor of such 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.

In construing this contract, it is understood that vendor or the vendee may be more than one person; that if the context 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.

This agreement shall bind and inure to the benefit of, as the circumstances may require, the parties hereto and their respective heirs, executors, administrators and assigns.

It is understood and agreed by the parties hereto that there is a certain Mortgage covering the above-described property, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$25,650.00, dated December 12, 1969, recorded December 31, 1969 in Book M-69, Page 10819, wherein Henry T. Holman and Thelma Holman, are Mortgagors and Grace G. Moorhead, and Ermon E. Carlisle and Ruby J. Carlisle, husband and wife, are Mortgagees, which Mortgage covers additional property. Vendors shall pay said Mortgage and shall hold Vendees harmless thereon.

Witness the hands of the parties the day and year first herein written.



VANDENBERG AND ASSOCIATES
ATTORNEYS AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601
TELEPHONE 503/882-5501

James E. Weaver
Gayle J. Burkham
Dorothy H. Baroch
Edmund F. Baroch
Dorothy H. Baroch
by Dorothy H. Baroch
his attorney-in-fact

6097

FORM NO. 23 — ACKNOWLEDGMENT
STEVENS DEEDS LAW FIRM CO., PORTLAND, ORE.

STATE OF OREGON,

County of Linn } ss.

BE IT REMEMBERED, That on this 29th day of May, 1975, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Dorothy H. Baroch

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Richard J. Briggs
Notary Public for Oregon
My Commission expires 10-3-78

State of Oregon)

County of Linn)

ss.

May 29, 1975

Personally appeared Dorothy H. Baroch, who, being sworn, stated that she is the attorney-in-fact for Edmund F. Baroch, and that she executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be his act. Before me:

Richard J. Briggs
Notary Public for Oregon

My Commission Expires: 10/3/78

Return To & Send Tax
Statements To:

Mr. & Mrs. Duane N. Burnham &
Mr. James E. Weaver
3031 Rollingridge Drive
Burbank, California 91504

Until a change is requested, all tax statements
shall be sent to the following address:

Same as above

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO

this 2nd day of June, A. D., 1975 at 11:10 o'clock A.M., and duly recorded in
Vol. N 75 of DEEDS on Page 6095

FEE \$ 6.00

WM. D. MILNE, County Clerk

By Harold Drangel Deputy