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MTC 12-1003

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This Agreement, made and entered into this 15th day of July 1975, by and between EUGENE A. BAILIE and MARGARET BAILIE, husband and wife, hereinafter called Seller, and RONALD S. CRAIG and WENDY M. CRAIG, husband and wife, hereinafter called Buyer, (it being understood that the singular shall include the plural if there are two or more sellers and/or buyers).

WITNESSETH

Seller agrees to sell to the Buyer and the Buyer agrees to buy from the Seller all of the following described property situate in Klamath County, State of Oregon, to-wit:

Lot 584, Block 108 of MILLS ADDITION to the City of Klamath Falls, Oregon
SUBJECT TO: 1975-76 real property taxes which are now a lien, but not yet payable, and all future real property taxes and assessments; reservations, restrictions, easements and rights of way of record, and those apparent on the land; mortgage, including the terms and provisions thereof, dated July 13, 1970, recorded July 13, 1970, in Book M-70 at page 5720, Mortgage Records of Klamath County, Oregon, in favor of First Federal Savings & Loan Association of Klamath Falls, which said mortgage the Sellers herein agree to pay according to the terms thereof, and hold buyers harmless therefrom.

The purchase price thereof shall be the sum of \$13,200.00, payable as follows: \$1,500.00 upon the execution hereof; the balance of \$11,700.00 shall be paid in monthly installments of \$110.00 including interest at the rate of 8% per annum on the unpaid balances, the first such installment to be paid on the 15th day of August, 1975, and a further and like installment to be paid on or before the 15th day of every month thereafter until the entire purchase price, including both principal and interest, is paid in full.

PROVIDED, HOWEVER, that Buyers shall, in addition to the foregoing monthly payments cause to be paid monthly one-twelfth of the real property taxes and fire insurance and Sellers shall advise Buyers of the amount thereof annually until such time as the above referred to mortgage is paid in full; thereafter, buyers shall pay all real property taxes and fire insurance premiums as the same become due and furnish Sellers verification of payment.

It is mutually agreed as follows:

1. Interest as aforesaid shall commence from date hereof. Buyer shall be entitled to possession of the property as of date hereof.

2. After 1/1/76, 1976, buyer shall have the privilege of increasing any payment or prepaying the entire balance with interest due thereon to the date of payment.

3. Buyer shall pay promptly all indebtedness incurred by their acts which may become a lien or purported lien, upon said property, and shall regularly and before the same shall become delinquent, pay all taxes, including adjustment of same for any reason, assessments, liens, purported liens, and encumbrances of whatsoever kind affecting said property after this date, provided, all such taxes, assessments and charges for the current year shall be pro-rated as of date hereof and in the event Buyer shall fail to so pay, when due, any such matters or amounts required by Buyer to be paid hereunder, or to procure and pay seasonably for insurance, Seller may pay any or all such amounts and any such payment shall be added to the purchase price of said property on the date such payments are made by Seller and such amount shall bear interest at the same rate as provided above, without waiver, however, of any right arising to Seller for Buyer's breach of contract, and, in such event or events, the escrow holder is hereby directed and authorized to so add such amounts to the contract balance upon being tendered a proper receipt therefor.

4. Buyer shall keep the buildings on said property insured against loss or damage by fire or other casualty in an amount not less than the insurable value thereof with loss payable to the parties hereto and the interests herein reflected, if any, all as their interests appear at the time of loss, all uninsured losses shall be borne by Buyer, on or after the date Buyer becomes entitled to possession.

5. Buyer agrees that all improvements now located or which shall hereafter be placed on the property, shall remain a part of the real property and shall not be removed at any time prior to the expiration of this agreement without the written consent of Seller. Buyer shall not commit or suffer any waste of the property, or any improvements thereon, or alteration thereof, and shall maintain the property, improvements and alterations thereof, in good condition and repair, provided, Buyer shall not make or cause to be made any major improvement or alteration to the property without first obtaining the written consent of Seller.

6. Seller shall upon the execution hereof make and execute in favor of Buyer a good and sufficient deed conveying said property free and clear of all liens and encumbrances, except as herein provided, and which Buyer assumes, unless otherwise therein provided, and will place said deed, together with one of these agreements in escrow at First Federal Savings & Loan Association, Klamath Falls, Oregon, and shall enter into written escrow instructions in form satisfactory to said escrow holder and the parties hereto, instructing said escrow holder that when, and if, Buyer 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 deed to Buyer, but in case of default by Buyer said escrow holder shall, on demand, surrender said instruments to Seller.

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It is further understood and agreed as follows:

1. That Buyers shall not pay more than 29% of the purchase price during the first tax year.
2. That included in the above sale is the following personal property, namely: Electric range, refrigerator, floor lamp, one chair, two end tables, bed with springs & mattress; and, that Buyers shall be entitled to a Bill of Sale therefor upon the execution hereof.
3. That in connection with the above mentioned note and mortgage, Sellers agree to pay the same according to the terms and tenor thereof, and hold Buyers harmless therefrom, and Sellers covenant and agree with Buyers that said note and mortgage shall be fully paid at the time or prior to the time this contract is fully paid.

PROVIDED, FURTHER, that in case Buyer 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 Seller 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 Buyer derived under this agreement shall utterly cease and determine, and the premises aforesaid shall revert and re-vest in Seller without any declaration of forfeiture or act of re-entry, and without any other act by Seller to be performed and without any right of Buyer 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 Buyer, while in default, permit the premises to become vacant, Seller 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 Seller 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, Buyer 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 seller in said suit or action, and if an appeal is taken from any judgement or decree of such trial court, the Buyer further promises to pay such sum as the appellate court shall adjudge reasonable as seller's attorney's fees on such appeal.

Buyer further agrees that failure by Seller at any time to require performance by Buyer of any provision hereof shall in no way affect Seller's right hereunder to enforce the same, nor shall any waiver by 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.

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

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

Eugene A. Bailie Seller
Margaret A. Bailie Seller
Ronald S. Craig Buyer
Wendy M. Craig Buyer
 STATE OF OREGON, County of Klamath) ss. July 15th 1975

Personally appeared the above named EUGENE A. BAILIE & MARGARET BAILIE, HUSBAND & WIFE,
and, RONALD S. CRAIG and WENDY M. CRAIG, husband and wife,
 and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Judy Blubals
 Notary Public for Oregon
 My Commission expires: August 12, 1977

From the office of
 PRENTISS K. BUCKETT, P.C.

STATE OF OREGON; COUNTY OF KLAMATH; ss.
 MOUNTAIN TITLE CO

Filed for record at request of _____
 this 15th day of JULY A. D., 1975 at 3:05 o'clock P. M., and duly recorded in
 Vol. M 75 of DEEDS on Page 8018

FEE \$ 6.00

WM. D. MILNE, County Clerk
 By Hazel Duaz Deputy