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(c) In addition to the payments set forth above, Purchasers agree to pay no less than Six Thousand Dollars (\$6,000.00) upon receipt of the proceeds from the sale of their home located at Margaretville, N. Y. 12455, but prior to July 3, 1977.

Failure to pay any installment of principal, or purchase price after notice of default as provided in paragraph five (5) hereof, shall render the entire unpaid balance of the principal, or purchase price, due and payable at once, at the option of the Sellers.

All payments hereunder shall be made to Western Bank, 421 South Seventh Street, Klamath Falls, Oregon 97601.

**SELLERS' OBLIGATION:** Sellers agree that they will furnish unto Purchasers a good and sufficient policy of title insurance in the principal amount of Fifty Thousand Dollars (\$50,000.00) insuring merchantable title in and to the subject property free and clear of any and all encumbrances, except that certain Contract of Sale dated October 28, 1972 between Hans Uhrman, a single person, as Seller, and Kenneth D. Martin, Jr., and Dolores G. Martin, husband and wife, and Nancy B. Peebles, as Buyers, which contract was assigned by Buyers to George A. Pondella, Jr., and Donald E. Bailey March 24, 1974, which Sellers agree to pay and hold Franz A. Achleithner and Emma C. Achleithner, husband and wife, harmless therefrom, in accordance with the warranties herein contained, concurrently herewith.

Sellers further agree to make and execute a good and sufficient warranty deed conveying the subject real property unto the Purchasers, which warranty deed shall warrant the title to the subject real property to be free and clear of any and all encumbrances except as hereinabove set forth as of the date of this Agreement, and thereafter as against any act or acts on the part of the Sellers.

The Sellers further covenant and agree that at no time during the term of this Contract to allow the balance due under the contract between Hans Uhrman - Pondella, Jr. - Bailey to exceed the balance due from the Purchasers.

The said Sellers covenant and agree that they will make all the payments which shall become due on said Uhrman - Pondella, Jr., - Bailey contract which are not covered by the payments made by

Contract of Sale  
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