

3450 388915 725 9351
This Agreement, made and entered into this 15th day of June 1975, by and between
BERNARD N. STANLEY and DOROTHY M. STANLEY, husband and wife,
hereinafter called Seller, and WALTER FLORES and DOLORES FLORES,
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 situated
in Klamath County, State of Oregon, to-wit:
LOT 1 IN BLOCK 3 OF PINE RIDGE ESTATES, UNIT 1, Klamath County, Oregon.

SUBJECT TO: All future real property taxes and assessments, covenants,
reservations, restrictions, easements and rights of way of record, and
those apparent on the land.

3.30 pm
The purchase price thereof shall be the sum of \$ 4,400.00 payable as follows: \$ 2,400.00 upon the
execution hereof; the balance of \$ 2,400.00 shall be paid in monthly installments of \$ 144.00
including interest at the rate of 6 % per annum on the unpaid balances, the first such installment to be paid on the
15th day of June 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.

It is mutually agreed as follows:

1. Interest as aforesaid shall commence from 5/15/75. Buyer shall be entitled to possession of the property as of 5/15/75.
2. After 5/15/75, 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 prorated as of 5/15/75 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 by law, and any amount payable 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 interest herein collected, if any, shall be their interest; upon the time of loss, all unpaid interest shall be borne by Buyer, and after the time 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 National Bank of Oregon, 3. 3rd Street 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.

AFTER RECORDING AND TAXES: Walter Ploger, 10714 Radwin Avenue
Sunland, California 91040

[illegible]

Should Buyer, while in default, permit the premises to become vacant, and he may take possession of same for the purpose of protecting and preserving the property and his security interest therein, and all such possession as is taken by Seller 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 judgment or decree of such trial court, the buyer further promises to pay such sum as the appellate court shall adjudge reasonable as with the attorney's fees in 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 herein written.

Witness the hands of the parties, the day and year first above written.

Portland, Oregon August 11th 1917

Harvey M. Stanley Seller Bonnie Rogers Buyer

STATE OF OREGON, County of Clatsop ss. Harvey and Dorothy R. Stanley

STATE OF OREGON, County of _____
Personally appeared the above named _____
Richard H. Brasley and Dorothy R. Brasley

Personally appeared the above named _____
 husband and wife,
 _____, to their voluntary act and deed.

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: William D. Grochard
 Notary Public for Oregon
 My Commission expires: 11/23/75

STATE OF OREGON; COUNTY OF KLAMATH; ss.

STATE OF OREGON, COUNTY OF CLATSOP

Filed for record at request of TRANS-AMERICA TITLE INS. CO.
this 11th day of AUGUST A. D., 19 75 at 3:30 o'clock P.M., and duly recorded in
Vol. M 75 of DEEDS on Page 9351
FEE \$ 6.00
WM. D. MILNE, County Clerk

FEE \$ 6.00

WM. D. MILNE, County Clerk
By Hazel W. Craig Deputy

Interpreting with the perspective that the evidence is not meant to be used to quantify and by "No data" \rightarrow "No data"

Not to be placed in, **PLEASE ADDITION TO FORM 1040-1000**,
for the City of Placerville, Oregon.

Subject for covenants, easements and restrictions in favor of Page 177, Book 133 Page 361 Amended in Book 1-63 Page 211. Restrictions as shown on the recorded plat of Villa Landfill, to Town Linda Heights; underground electric cables, shown on Volume 2-67 Page 36; Mortgage, including the terms and provisions thereof, dated June 2, 1975, recorded June 1, 1975 in Book 3-75 Page 616 and City Street Improvement #193, dated 80, which the trustee assumes and agrees to pay according to the terms of the mortgage and the city lien.

To Have and to Hold the same unto the said grantee, his heirs, assigns, executors, administrators, and assigns forever, And said grantee to enjoy the same, to and with said parties, and assigns forever, his heirs, assigns, executors, administrators, and assigns forever, in the premises of the above designated parcels, hereinafter described, to have and to hold unto the said grantee, his heirs, assigns, executors, administrators, and assigns forever, as set forth above.

and demands of all persons who may, except the authorities under the jurisdiction of the Government.

The wage and salary contribution paid for the year is stated in terms of dollars in \$100,000 increments. However, the actual contribution is in dollars and cents.

However, the actual consideration payable, if it include other property or some part of property, shall be the consideration of value, not \$1.1.

In continuing this deed and where the country is so small,

In constructing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be applied to make the provisions hereof applicable to each of the parties.

In Witness Whereof, the Governor has executed this instrument on the 1st day of August, 1911.

If a corporate grantor, it has one or more taxable gifts, if and only if it is, in substance, the donor of the gift.

(iii) executed by a single individual, official, or institution;

STATE OF CALIFORNIA
County of Kings
AUGUST 1st

[illegible]

Journal of Interpersonal Violence 16(8)

COPIES OF THE
 1911-12

Master Paper 1, 10000
 Administration copies 11/23/76

Chrystle LaChance
2241 Greensprings Drive #11
Klamath Falls, Oregon 97601

Wayne A. Wilcox
3949 So. 6th Street
Klamath Falls, Oregon 97601

After recording return to
Wayne A. Wilcox
as above

Should a change be requested all tax return units shall be sent to the following address:

Wayne A. Wilcox
as above

STATE OF OREGON:

E. coli O157:H7

I certify that the within instrument was received for record on the 14th day of February, 1915, at 3:41 o'clock P. M. and recorded in book 275 on page 91, or as file reel number 343.

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

By [Signature] Recording Officer
[Signature] Deputy

100

FREE \$ 3.00