FORM No. 854—(Truth-in-Lending Series)—CONTRACT—REAL ESTATE—Partial Payments—Deed in Escrow (Individual or Corporate).

(This contract should be executed in triplicate, acknowledged by seller and recorded in the deed records.)

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THIS CONTRACT, Made this .....12th..... day of .....September....., 19 75 , between
.....JANET. A.. EARLEY..., hereinafter called the seller,
and .....GREGORY. R.. BEARD. and. COLLEEN. M.. BEARD.................................
...., hereinafter called the buyer,

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 de-
scribed lands and premises situated in .....Klamath..... County, State of .....Oregon....., to-wit:

Lot 38 and the Westerly 14 feet of Lot 37, together
with the North ½ of vacated alley which inured thereto,
ROSELAWN, according to the official plat thereof on
file in the office of the County Clerk of Klamath
County, Oregon.

for the sum of .....Thirteen Thousand Nine Hundred and no/100..... Dollars ($ 13,900.00)
(hereinafter called the purchase price) on account of which .....Six Hundred Fifty and no/100.....
- - - - - - - - - - - - - - - -Dollars ($ 650.00) is paid on the execution hereof (the receipt of which
hereby is acknowledged by the seller), and the remainder to be paid at the times and in amounts as follows,
to-wit: The balance of Thirteen Thousand Two Hundred Fifty Dollars and
no/100 ($13,250.00) payable at $147.00 per month including interest at
nine percent (9%) per annum beginning

without prepayment penalty

All of said purchase price may be paid at any time; all deferred balances shall bear interest at the rate of .... per cent per annum from
.....date hereof..... until paid, interest to be paid .....monthly..... and .... being included in the minimum reg-
ular 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. paid by
Seller and added to the balance owing on the contract.
The buyer warrants to and covenants with the seller that the real property described in this contract is
(A) primarily for buyer's personal, family, household or agricultural purposes.

The buyer shall be entitled to possession of said lands on .....no later than 30 days after closing.....

than $ .....value..... in a company or companies satisfactory to the seller, with loss payable first to the seller and then to the buyer

the easements, building and other restrictions now of record, if any, and .....reservations, restrictions, rights-
of-way and easements of record and those apparent.....

and the title insurance policy mentioned above, in escrow with .....First Federal Savings and Loan Assn.....

The true and actual consideration paid for this transfer, stated in terms of dollars, is $ .....13,900.00.....

IN WITNESS WHEREOF, said parties have executed this instrument in triplicate; if either of the un-
dersigned 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.

Janet A. Earley   Gregory R. Beard
                                   Colleen M. Beard

*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. 1307 or similar.

NOTE: The sentence between the sym-
bols ①, if not applicable, should be
deleted; see Oregon Revised Statutes,
Section 93.030. (Notarial acknowledg-
ment on reverse).