	19174 596% CONTRACT—REAL ESTATE—Monthly Forments. 38-9569 Valenta Diang District Contract—Real Estate	
	THIS CONTRACT, Made this 22 day of September ,1975 , between RAY ARNOLD AYERS and LINDA DIANE AYERS, husband and wife	
	and PATRICK A. FOSBERG and DOROTHY MAE FOSBERG, husband and wife, , hereinafter called the buyer, WITNESSETH: That in consideration of the mutual covenants and agreements herein contained, the	The state of the s
	seller agrees to sell unto the buyer and the buyer agrees to purchase from the seller all of the following described lands and premises situated in Klamath County, State of Oregon to-wit: The SW1/4 NW1/4 SE1/4, Section 31, Township 37 South, Range 11	
	East of the Willamette Meridian. Subject to: Reservations, restrictions, rights-of-way and easements of record and those apparent on the land.	
200	PROVISIONS: : It is agreed mutually between the parties that Buyers will restrict the cutting of timber on said premises only to the extent it is necessary to place improvements upon said premises; that Buyers have examined the premises and are purchasing the same only on that examination and not on the basis of any representation made by the Sellers or their agents or assigns.	
2		
75 0		
	for the sum of Eight Thousand and No/100 Dollars (\$ 8,000.00) (hereinafter called the purchase price), on account of which Two Thousand Nine Hundred & Fifty Dollars (\$ 2,950.00) is paid on the execution hereof (the receipt of which is hereby acknowledged by the	
	seller); the buyer agrees to pay the remainder of said purchase price (to-wit: \$ 5050.00) to the order of the seller in monthly payments of not less than Eighty-Eight and 49/100 Dollars (\$ 88.49) each,	
	payable on the First day of each month hereafter beginning with the month of MOUMBUC, 19.75, and continuing until said purchase price is fully paid. All of said purchase price may be paid at any time; all deferred balances of said purchase price shall bear interest at the rate of per cent per annum from date	
	the minimum monthly 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.	
	The buyer warrants to and covenants with the seller that the real property described in (his contract is *(A) primarily for buyer's personal, lamily, household or agricultural purposes. (B) for an organization or (even it buyer is a natural person) is for business or conimercial purposes other than agricultural purposes. The buyer shall be entitled to possession of said lands on September 1, 19, 75, and may retain such possession so long as he is not in default under the terms of this contract. The buyer agrees that at all times he will keep the buildings on said premises, now or hereafter exceeding the condition and repair and will not suffer or permit any waster or strip thereof; that he will keep said premises free from mechanic's	
	and all other lens and save ine sever naturals thereform and returning select for all costs and attorney sice incurred by him in delenting against any such lens; that he will pay all taxes hereafter levied against said property, as well as all water tents, public charles and municipal liens which hereafter levied against said property, as well as all water tents, public charles and municipal liens which hereafter levied against any other land of the same of any part thereof become past due; the same of any part due; the same o	
	TAXXXXXX (Not Appliquable), or wanter the second of the seller and pay for such as a second of the seller and payer and the seller and payer at the se	
-	(Continued on reverse)	
	*IMPORTANT NOTICE: Dolete, by lining out, whichever phrase and whichever warronty (A) or (5) is not applicable. If warronty (A) is applicable and if the seller is a creditor, as such word is defined in the Truth-in-Londing Act and Regulation X, the seller MUST comply with the Act and Regulation by making required disclosures; for this purpose, sue Stevens-Ness form No. 1308 or similar unless the contract will become a (just lien to finance the purchase of a dwelling in which event use Stevens-Ness form No. 1307 or similar. Ray Arnold Ayers and Linda	
	Diane Ayers, 201 Airport Drive, Farmington, New Mexico 87401 Patrick A. Fosberg and Dorothy STATE OF OREGON, County of I certify that the within instru-	
-	Mae Fosberg, 14416 Suffolk St, Westminster, Ca. 92683 BUYER'S NAME AND ADDRESS SPACE RESERVED SPACE RESPONSE SPACE RESERVED SPACE RESPONSE SPACE SPACE RESPONSE	
	Beesley & Knutson, P.C. Attorneys at Law 126 NO. 7th. Klamath Palls. Or 97601 RECORDER'S USE file/teel number. Record of Deeds of said county. Witness my hand and seal of	
	Until a change is requested all tex statements shall be sent to the following address. Mr. & Mrs. Patrick A. Fosberg 14416 Suffolk Street, Westminster,	
	Ca. 92683 NAME, ADDRESS, ZIP	

TIVE PF In construing this contract, it is understood that the seller or the buyer may be more than one person; that it the context so requires, the singu-onoun shall be taken to mean and include the plural, the measculine, the leminine and the neuter, and that generally all grammatical changes shall ide, assumed and implied to make the provisions hereol apply equally to corporations and to individuals. IN WITNESS WHEREOF, said parties have executed this instrument in duplicate; if either of the undersigned is a corporation, it has caused its corporate name to be signed and its corporate seal affixed hereto by its officers duly authorized theseunto by order of its board of directors. by its officers duly authorized theseunto by order of its board of directors.

Ray Arnold Ayers

Linda Diane Ayers

Dorothy Mae Fosberg NOTE—The sentence between the symbols (), if not applicable, should be a symbol of the deleted, See ORS 93,030). STATE OF ORKGOX NEW MEXICO) STATE OF OREGON; County of ... Coupy of San Juan Personally appeared .. Personally appeared the above named Ray Arnold Ayers and Linda Diane Ayers, husband and wife, each for himself and not one for the other, did say that the former is thepresident and that the latter is the ment to be their and that the seal affixed to the foregoing instrument is the corporation, of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: ment to be, their yoluntary act and deed, of said corporation and that the seal affixed to disaid corporation and that the sea STATE OF CALIFORNIA County of Orange SEPTEMBER 22 1975. Personally appeared the above named Patrick A. Fosberg and Dorothy Mae Fosberg, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed. Before me: NOUNTE FOR CALIFORNIA

My Commission expires: Oct. 26 1975 (OFFICIAL SEAL) OFFICIAL SEAL MAURICE ROSENBERG STATE OF OREGON; COUNTY OF KLAMATH; SS. NOTARY PUBLIC - CALIFORNIA ORANGE COUNTY My comm. expires OCT 26, 1975 ciled for record at request of _ TRANSAMERICATITLE INS. CO this 9th day of OCTOBER A. D. 1975 at/ o'clock P M., ark duly recorded in Vol. M 75 ... on Page 1253 Wm D. MILNE, County Clerk FEE \$ 6.00 ...

