

THIS CONTRACT, Made the 15 day of October, 1975, between
W. M. Visser

of the County of Klamath and State of Oregon, hereinafter called
the first party, and August Hauptmann and Thelma Juanita Hauptmann, Husband
and Wife of the County
of Klamath and State of Oregon hereinafter called the second party,

WITNESSETH, That in consideration of the stipulations herein contained and the payments to be made
as hereinafter specified, the first party hereby agrees to sell, and the second party agrees to purchase, the follow-
ing described real estate, situate in the County of Klamath, State of Oregon, to-wit:
PARCEL 1. A portion of Lot 81, CASITAS, Klamath County, Oregon, described
as follows: Beginning at a point lying on the SE corner of said Lot 81,
and traveling in a Westerly direction along the Southern border of said
Lot 81, a distance of 73.5 feet to the point of beginning; thence, traveling
Westerly along the Southern boundary of said Lot 81 a distance of 45.2
feet; thence, traveling Northerly in a direction perpendicular to the
Southern boundary of said Lot 81 a distance of 20 feet; thence, Easterly
in a direction parallel to the Southern boundary of said Lot 81 a distance
of 45.2 feet; thence Southerly on a line perpendicular to the Southern
boundary of said Lot 81 a distance of 20 feet, to the point of beginning.

PARCEL 2. A portion of Lot 82, CASITAS, Klamath County, Oregon, described
as follows: Beginning at the Southeast corner of said Lot 82 and traveling
in a Westerly direction along the Southern boundary of said Lot 82 a
distance of 73.5 feet to the point of beginning; thence, traveling Westerly
along the Southern border of said Lot 82 a distance of 45.2 feet; thence
traveling in a Northerly direction perpendicular to the Southern boundary
of said Lot 82 a distance of 80 feet, to a point that intersects with
the Northern border of said Lot 82; thence, traveling in an Easterly
direction along the Northern boundary of said Lot 82 a distance of 45.2
feet; thence, traveling in a Southerly direction in a line perpendicular
to the Southern border of said Lot 82 a distance of 80 feet, to the
point of beginning. EXCEPTIONS: See Exhibit A, attached hereto.

for the sum of SIX THOUSAND FIVE HUNDRED AND NO/100-----Dollars (\$ 6,500.00.)
on account of which ONE THOUSAND AND NO/100-----Dollars (\$ 1,000.00.)
is paid on the execution hereof (the receipt of which is hereby acknowledged by the first party), and the re-
mainder to be paid to the order of the first party with interest at the rate of 8 per cent per annum from
October 15, 1975, on the dates and in amounts as follows: \$75.00 per month PLUS
interest, which said interest payment shall also be made monthly, in
addition to the \$75.00 per month, which is applied to principal. The first
said payment shall be made on the 1st day of November, 1975, and a like
payment on the 1st day of each and every month thereafter until the full
remaining balance of both principal and interest be paid.
Buyer may prepay entire remaining balance at any time without penalty.

The buyer (also called second party) 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.
(B) for the organization or person if buyer is a natural person, is for business or commercial purposes other than agricultural purposes.

Taxes for the current tax year shall be prorated between the parties hereto as of the date of this contract. The second party, in consideration
of the premises, hereby agrees to pay all taxes hereafter levied and all public and municipal liens and assessments hereafter lawfully imposed upon
said premises, all promptly and before the same or any part thereof become past due, that he will keep all buildings now or hereafter erected on
said premises insured in favor of the first party against loss or damage by fire (with extended coverage) in an amount not less than \$ 6,500.00

in a company or companies satisfactory to first party, and will have all policies of insurance on said premises made payable to the first party as first
party's interest may appear and will deliver all policies of insurance on said premises to the first party as soon as insured. All improvements placed
thereon, shall remain, and shall not be removed before final payment be made for said above described premises.

In case the second party or those claiming under him, shall pay the several sums of money aforesaid, punctually and at the times above speci-
fied, and shall strictly and literally perform all and singular the agreements and stipulations aforesaid, according to the true intent and tenor thereof,
then the first party, its heirs, assigns, administrators, executors, and assigns, upon the surrender of this agreement, a title insurance policy insuring title as
of the date of this contract, shall execute and deliver to the second party, a good and sufficient deed of conveyance, conveying said premises in fee simple, free and clear of encumbrances, ex-
cepting, however, the above mentioned taxes and assessments. Buyer shall pay for title insurance
policy.

And all liens and encumbrances created by the second party, or second party's assigns.
But in case the second party 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 of the essence of this agreement, then the first party shall have the following rights: (1) to declare this contract null and void, (2) to declare
the whole unpaid principal balance of said purchase price with the interest thereon at once due and payable and/or (3) to foreclose this contract
by suit in equity, and in any of such cases, all the right and interest hereby created or then existing in favor of the second party derived under this
agreement, shall utterly cease and determine, and the premises aforesaid shall revert and reversion in the first party without any declaration of forfei-
ture or act of re-entry, or without any other act by first party to be performed and without any right of the second party of reclamation or com-
pensation for money paid or for improvements made as absolutely fully and perfectly as if this agreement had never been made.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 6,500.00. However, the actual consideration
consists of or includes other property or value given or promised which is the whole consideration (indicate which) (1)
And in case suit or action is instituted to foreclose this contract or to enforce any of the provisions thereof, second party agrees to pay such
sum as the trial court may adjudge reasonable as attorney's fees to be allowed plaintiff 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 plaintiff's at-
torney's fees on such appeal.

The second party further agrees that failure by the first party at any time to require performance by the second party of any provision hereof
shall in no way affect first party's right hereunder to enforce the same, nor shall any waiver by said first party of any breach of any provision
hereof be held to be a waiver of any succeeding breach thereof or as a waiver of the provision itself.

In construing this contract, it is understood that the first party or the second party may be more than one person; that if the context so
requires, the singular pronoun shall be taken to mean and include the plural, the masculine, the feminine and the neuter, and that generally all
grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, said parties have executed this instrument in duplicate; 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.

X August Hauptmann X Wm Visser
X Thelma Juanita Hauptmann

*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) and (2), if not applicable, should be
deleted; see Oregon Revised Statutes,
Section 93.030. (Notarial acknowledgment
on reverse).

1225 Ferry Street
Salem, Oregon 97311
NAME, ADDRESS

423308

14035

EXHIBIT A

ATTACHMENT TO CONTRACT DATED OCTOBER 15, 1975, BY AND BETWEEN
W. M. VISSER AND AUGUST HAUPTMANN AND THELMA JUANITA HAUPTMANN,
HUSBAND AND WIFE:

Exceptions:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. Utility easements, including the terms and provisions thereof, reserved in Deed recorded August 7, 1971, in Deed Book 249 at page 31, Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of BEDDOE & HAMILTON, ATTYS
this 10th day of NOVEMBER A. D. 1975 at 9:59 o'clock A. M.,
duly recorded in Vol. 1175 of DEEDS on Page 14033
FEE \$ 9.00 W. D. MOINE, County Clerk

Taper to:
August Hauptmann
1250 Madison
N. Zellerbach

Ref. Beddoe & Hamilton
246 Main
N. Zellerbach

STATE OF OREGON
County of KLAMATH
November 10, 1975

Personally appeared
W. Hurley and
ment to be land and
their
(OFFICIAL SEAL) Notary Public for
My commission expires 10/10/76

Jessie W. Hurley
Charles A. Sergeant
GRANTOR'S NAME AND ADDRESS

After recording return to:
Mountain Title Company
GRANTEE'S NAME AND ADDRESS

NAME, ADDRESS, ZIP
Dept. of Veterans Affairs
1225 Ferry Street, S. E.
Salem, Oregon 97310
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address: