

This Agreement, made and entered into this 21st day of October, 1975 by and between
 GEORGE MARKMANN and PRISCILLA A. MARKMANN, husband and wife,
 hereinafter called the vendor, and SHIRLEY STEFFANUS,

hereinafter called the vendee.

WITNESSETH

Vendor agrees to sell to the vendee and the vendee agrees to buy from the vendor all of the
 following described property situate in Klamath County, State of Oregon, to-wit:

Lot 9 in Block 9 of WINEMA PENINSULA UNIT #2,
 SUBJECT TO: Easement created by instrument recorded February 27, 1959,
 in Book 310, Page 175, in favor of Klamath Telephone Co;
 Easement created by instrument recorded October 16, 1972
 in M72, page 11808 in favor of Pacific Power & Light Company;
 Conditions and restrictions as shown on recorded plat of
 Winema Peninsula Unit #2; and to other easements and rights
 of way of record or apparent on the land, if any,

at and for a price of \$ 5000.00 , payable as follows, to-wit:

\$ 750.00 at the time of the execution
 of this agreement, the receipt of which is hereby acknowledged; \$ 4250.00 with interest at the rate of 8%
 per annum from October 10, 1975 payable in installments of not less than \$ 45.00 per
 month, inclusive of interest, the first installment to be paid on the 1st day of December
 1975, and a further installment on the 1st day of every month thereafter until the full balance and interest
 are paid. Any part or all may be prepaid at any time.

Vendee agrees to make said payments promptly on the dates above named to the order of the vendor, or the
 survivors of them, at the Chiloquin Branch of United States National Bank of
 Oregon, at Chiloquin, Oregon; ~~Chiloquin, Oregon~~ ^{/at Klamath Falls, Oregon/}
 to keep said property at all times in as good condition as the same now are, that no improvement now on or which
 may hereafter be placed on said property shall be removed or destroyed before the entire purchase price has been paid and
 that said property will be kept insured in companies approved by vendor against loss or damage by fire in a sum not
 less than insurable value with loss payable to the parties as their respective interests may appear, said
 policy or policies of insurance to be held by vendee, with copy to vendor; that vendee shall pay regularly
 and seasonably and before the same shall become subject to interest charges, all taxes, assessments, liens and incumbrances
 of whatsoever nature and kind

and agrees not to suffer or permit any part of said property to become subject to any taxes, assessments, liens, charges or
 incumbrances whatsoever having precedence over rights of the vendor in and to said property. Vendee shall be entitled to
 the possession of said property on or before November 1, 1975;

Vendor will on the execution hereof make and execute in favor of vendee good and sufficient warranty deed conveying a
 fee simple title to said property free and clear as of this date of all incumbrances whatsoever, except as above set forth,

which vendee assumes, and will place said deed, together with title insurance policy,

together with one of these agreements in escrow at the Chiloquin Branch of United States National
 Bank of Oregon, at Chiloquin, Oregon; ~~Chiloquin, Oregon~~ ^{/at Klamath Falls, Oregon/} and shall enter into written escrow

instruction in form satisfactory to said escrow holder, instructing said escrow holder that when, and if, vendee 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 instruments to vendee, but that in case of default by vendee said escrow holder shall, on demand, surrender
 said instruments to vendor.

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AFTER

Escrow fees shall be deducted from the first payment made hereunder. The escrow holder may deduct cost of necessary revenue stamps from final payments made hereunder.

In the event vendee 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 the essence of this agreement, then vendor shall have the following rights: (1) To foreclose this contract by strict foreclosure in equity; (2) To declare the full unpaid balance immediately due and payable; (3) To specifically enforce the terms of this agreement by suit in equity; (4) To declare this contract null and void, and in any of such cases, except exercise of the right to specifically enforce this agreement by suit in equity, all the right and interest hereby created or then existing in favor of vendee derived under this agreement shall utterly cease and determine, and the premises aforesaid shall revert and re-vest in vendor without any declaration of forfeiture or act of re-entry, and without any other act by vendor to be performed and without any right of vendee of reclamation or compensation for money paid or for improvements made, as absolutely, fully and perfectly as if this agreement had never been made.

Should vendee, while in default, permit the premises to become vacant, Vendor may take possession of same for the purpose of protecting and preserving the property and his security interest therein, and in the event possession is so taken by vendor he 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, vendee 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 plaintiff in said suit or action, and if an appeal is taken from any judgment or decree of such trial court, the vendee further promises to pay such sum as the appellate court shall adjudge reasonable as plaintiff's attorney's fees on such appeal.

Vendee further agrees that failure by vendor at any time to require performance by vendee of any provisions hereof shall in no way affect vendor's right hereunder to enforce the same, nor shall any waiver by vendor of such 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.

In construing this contract, it is understood that vendor or the vendee 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.

This agreement shall bind and inure to the benefit of, as the circumstances may require, the parties hereto and their respective heirs, executors, administrators and assigns.

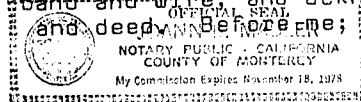
WITNESS the hands of the parties the day and year first herein written.

George Markmann
Priscilla A. Markmann
Vendors

Shirley Steffanus
Vendee

STATE OF CALIFORNIA }
County of MONTEREY } SS NOV
October 14, 1975

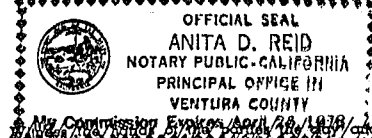
Personally appeared the within named George Markmann and Priscilla A. Markmann and wife, and acknowledged the foregoing instrument to be their voluntary act and deed, before me;



George B. Madala
Notary Public for Monterey County, Calif.
My Commission expires: NOV 18, 1978

STATE OF California }
County of Ventura } SS November
October 7, 1975

Personally appeared the within named Shirley Steffanus and acknowledged the foregoing instrument to be her voluntary act and deed. Before me:



Anita D. Reid
Notary Public for Ventura County
My Commission expires: April 26, 1978

RETURN CLOS
74.

VANDENBERG AND BRANDSNESS
ATTORNEYS AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601
TELEPHONE 503/882-5501

STATE OF OREGON; COUNTY OF KLAMATH; 77.

Filed for record at request of TRANSAMERICA-TITLE-INS. CO
this 17th day of NOVEMBER A.D. 1975 at 3:56 o'clock P.M.

duly recorded in Vol. N 75, of DEEDS on page 14475

FEE \$ 6.00

Wm D. MILNE, County Clerk

Hazel Mazie

Until a change is requested, all tax statements shall be sent to the following address:
Shirley STEFFANUS
P.O. Box 375
DIAM, Calif. 93023