

A-26453

FORM No. 706. CONTRACT—REAL ESTATE—Monthly Payments.

1-1-74

8866

CONTRACT—REAL ESTATE

15767

THIS CONTRACT, Made this 4th day of November, 1975, between

Vincent E. Gisler  
and Elmer J. and Lou Anne Houser

, hereinafter called the seller,

, 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 described lands and premises situated in Klamath County, State of Oregon, to-wit:

Lot Sixty Five (65) Block One (1) Sun Forest Estates Tract 1060, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD.

for the sum of Two Thousand and no/00 - - - - - Dollars (\$ 2000.00 )  
(hereinafter called the purchase price), on account of which Two Hundred and no/100 - - - - -  
Dollars (\$ 200.00 ) 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: \$ 1800.00 ) to the order  
of the seller in monthly payments of not less than Twenty-Five and 45/100 - - - - -  
Dollars (\$ 25.45 ) each,

payable on the 15th day of each month hereafter beginning with the month of November, 1975,  
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 8 per cent per annum from  
November 1, 1975 until paid, interest to be paid monthly and \* being included in  
the minimum monthly payments above required. Taxes on said premises for the current tax year shall be pro-  
rated 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 this contract is

\* (A) primarily for buyer's personal, family, household or agricultural purposes.

(B) for investment or business purposes.

The buyer shall be entitled to possession of said lands on 1975, 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  
erected, in good condition and repair and will not suffer or permit any waste or strip thereof; that he will keep said premises free from mechanic's  
and all other liens and save the seller harmless therefrom and reimburse seller for all costs and attorney's fees incurred by him in defending against any  
such liens; that he will pay all taxes hereafter levied against said property, as well as all water rents, public charges and municipal liens which here-  
after lawfully may be imposed upon said premises, all promptly before the same or any part thereof become past due; that at buyer's expense, he will  
insure and keep insured all buildings now or hereafter erected on said premises against loss or damage by fire (with extended coverage) in an amount

not less than \$ in a company or companies satisfactory to the seller, with loss payable first to the seller and then to the buyer as  
their respective interests may appear and all policies of insurance to be delivered to the seller as soon as insured. Now if the buyer shall fail to pay any  
such liens, costs, water rents, taxes, or charges or to procure and pay for such insurance, the seller may do so and any payment so made shall be added  
to and become a part of the debt secured by this contract and shall bear interest at the rate aforesaid, without waiver, however, of any right arising to  
the seller for buyer's breach of contract.

The seller agrees that at his expense and within days from the date hereof, he will furnish unto buyer a title insurance policy in-  
suring (in an amount equal to said purchase price) marketable title in and to said premises in the seller on or subsequent to the date of this agreement,  
save and except the usual printed exceptions and the building and other restrictions and encumbrances now of record, if any. Seller also agrees that when  
said purchase price is fully paid and upon request and upon surrender of this agreement, he will deliver a good and sufficient deed conveying said  
premises in fee simple unto the buyer, his heirs and assigns, free and clear of encumbrances as of the date hereof and free and clear of all encumbrances  
since said date placed, permitted or arising by, through or under seller, excepting, however, the said easements and restrictions and the taxes, municipal  
liens, water rents and public charges so assumed by the buyer and further excepting all liens and encumbrances created by the buyer or his assigns.

(Continued on reverse)

\*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.

Ecoff &amp; Gisler

PO Box 7

Bend, Oregon 97701

SELLER'S NAME AND ADDRESS

Elmer J. and Lou Anne Houser

6562 Tam O'Shanter Drive

San Jose, CA 95120

BUYER'S NAME AND ADDRESS

After recording return to:

Central Oregon Escrow Service, Inc.

PO Box 567

Bend, OR 97701

NAME, ADDRESS, ZIP

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

Elmer J. and Lou Anne Houser

6562 Tam O'Shanter Drive

San Jose, CA 95120

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of } ss.

I certify that the within instru-  
ment was received for record on the  
day of 1975,

at o'clock M., and recorded  
in book on page or as  
file/reel number

Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Recording Officer

By Deputy

And it is understood and agreed between said parties that time is of the essence of this contract, and in case the buyer shall fail to make the payments above required, or any of them, punctually within ten days of the time limited therefor, or fail to keep any agreement herein contained, then the seller at his option 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 rights and interest created or then existing in favor of the buyer as against the seller hereunder shall utterly cease and determine and the right to the possession of the premises above described and all other rights acquired by the buyer hereunder shall revert to and rest in said seller without any act on account of the purchase of said property as absolutely, fully and perfectly as if this contract and such payments had never been made; and in case of such default all payments theretofore made on this contract are to be retained by and belong to said seller as the agreed and reasonable rent of said premises up to the time of such default. And the said seller, in case of such default, shall have the right immediately, or at any time thereafter, to enter upon the land above said, without any process of law, and take immediate possession thereof, together with all the improvements and appurtenances thereon or thereto belonging.

The buyer further agrees that failure by the seller at any time to require performance by the buyer of any provision hereof shall in no way affect his right hereunder to enforce the same, nor shall any waiver by said 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 2,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which):

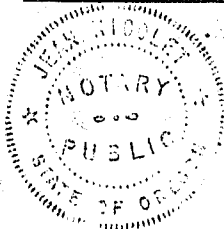
In case suit or action is instituted to foreclose this contract or to enforce any of the provisions hereof, the buyer agrees to pay such sum as the court may adjudge reasonable as attorney's fees to be allowed plaintiff in said suit or action and if an appeal is taken from any judgment or decree of the trial court, the buyer further promises to pay such sum as the appellate court shall adjudge reasonable as plaintiff's attorney's fees on such appeal.

In construing this contract, it is understood that the seller or the buyer 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 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 undersigned 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.

*Elmer J. Houser*  
*Lawrence Houser*  
 By *Jack C. Ecoff*  
 Jack C. Ecoff  
 STATE OF OREGON, ) ss.  
 County of Deschutes )  
 Nov. 5, 1975  
 Personally appeared the above named  
 VINCENT E. GISTER  
 and acknowledged the foregoing instrument to be his voluntary act and deed.  
 Before me: *Jean Picolit*  
 Notary Public for Oregon  
 My commission expires 8-24-79  
 STATE OF CALIFORNIA, ) ss.  
 County of )  
 DECEMBER 1975  
 Personally appeared JACK C. ECOFF  
 who, being duly sworn,  
 each for himself and not one for the other, did say that the former is the  
 president and that the latter is the  
 secretary of  
 a corporation,  
 and that the seal affixed to the foregoing instrument is the corporate seal  
 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: *Jack J. Segura*  
 Notary Public for California  
 My commission expires: \_\_\_\_\_  
 (OFFICIAL SEAL) (OFFICIAL SEAL)

(DESCRIPTION CONTINUED)





STATE OF CALIFORNIA

15769

County of Ventura

ON December 9, 1975, before me,  
the undersigned, a Notary Public in and for said County and State, personally  
appeared JACK C. ECOFF

known to me,  
to be the person whose name is subscribed to the within  
Instrument, and acknowledged to me that he executed the same.  
WITNESS my hand and official seal.

OFFICIAL SEAL  
RICHARD V. LAUBACHER  
NOTARY PUBLIC - CALIFORNIA  
ACKNOWLEDGMENT - GENERAL - WOLFE Rev. 8/80  
VENTURA COUNTY  
My Commission Expires December 21, 1976

Richard V. Laubacher  
NAME (TYPED OR PRINTED)  
Notary Public in and for said County and State.

COUNTY OF SANTA CLARA

ON NOVEMBER 11, 1975,  
before me, the undersigned, a Notary Public in and for said State, personally appeared  
LOU ANNE HOUSER, ONLY

known to me,  
to be the person whose name is subscribed to the within Instrument,  
and acknowledged to me that she executed the same.

WITNESS my hand and official seal.

LOIS C. MONTAGNE  
NOTARY PUBLIC  
Santa Clara County, California  
My commission expires Aug. 30, 1976

Lois C. Montagne  
Notary Public in and for said State.

State of California  
County of Santa Clara

On this the 12<sup>th</sup> day of November, 1975, be-  
the undersigned Notary Public, personally appeared

ELMER J. HOUSER

known to me to be the person(s) whose name(s) is subscribed  
to the within instrument and acknowledged that HE  
executed the same for the purposes therein contained.  
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

OFFICIAL SEAL  
RENE J. FONTAINE  
NOTARY PUBLIC - CALIFORNIA  
SANTA CLARA COUNTY  
My comm. expires MAY 6, 1979

Rene J. Fontaine

898 Stewart Dr. Sunnyvale, CA 94086  
GENERAL ACKNOWLEDGEMENT FORM

STATE OF OREGON, COUNTY OF CLATSOP

Filed for record at request of KLWATH COUNTY TITLE CO  
this 15th day of DECEMBER, 1975 at 2:55 P.M., and  
duly recorded in Vol. M 75, of DEEDS on Page 15767

FEE \$ 9.00

W. D. MILNE, County Clerk  
W. D. Milne