

8663

38-10017 Vol. 11 Page 16281

THIS CONTRACT, Made this 21st day of November, 1975, between
Leo J. Morrissey and Mary F. Morrissey, husband and wife,
hereinafter called the seller,
and Philip Floyd Schweitzer and Deborah I. Schweitzer, husband and
wife, 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:
The following described real property as situated in the S1/2 of
Section 20, Township 39 South, Range 11 1/2 East of the Willamette
Meridian, also being described as Lot 6 of Parcel 1 of Survey 1447
and more particularly described as follows:
Beginning at the Northeast corner of said Section 20; thence South
00° 41' 55" East along the East line of said Section 20 a distance
of 1840.14 feet; thence West 1413.96 feet; thence North 60° 21' 40"
West 45.68 feet to the true point of beginning; thence continuing
North 60° 21' 40" West 250.00 feet; thence South 30° 16' 26" West
781.89 feet to the county road right of way; thence along said road
on a curve to the left thru an angle of 10° 04' 23" with a radius of
739.33 feet for a distance of 124.71 feet; thence South 73° 01' 47"
East 299.78 feet; thence North 16° 58' 13" East along said road 717.01
feet to the true point of beginning.

Subject, however, to the following:

1. Regulations, including levies, assessments, water and irrigation
rights and easements for ditches and canals, including existing E
Canal of Klamath Irrigation District.
(For continuation of this document see reverse side)

for the sum of Eight Thousand Five Hundred and No/100ths Dollars (\$ 8,500.00)
(hereinafter called the purchase price), on account of which Three Hundred and No/100ths ---
Dollars (\$ 300.00) 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: \$ 8,200.00) to the order
of the seller in monthly payments of not less than ONE HUNDRED FIFTY-THREE and 99/100THS
Dollars (\$ 153.99) each, or more,

payable on the 1st day of each month hereafter beginning with the month of January, 1976,
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
December 1, 1975 until paid, interest to be paid monthly and * ~~XXXXXX~~ 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 an investment or other business purpose.

The buyer shall be entitled to possession of said lands on December 1, 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 \$ full insurable 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 30 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 easements 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.

SELLER'S NAME AND ADDRESS

BUYER'S NAME AND ADDRESS

After recording return to:

T/A
Attn: Markne

NAME, ADDRESS, ZIP

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

Mr. & Mrs. Philip Floyd Schweitzer
1712 Fargo St.
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____

I certify that the within instru-
ment was received for record on the
day of _____, 19____,
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 fixed 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 to enforce 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 of re-entry, or any other act of said seller to be performed and without any right of the buyer of return, reclamation or compensation for moneys paid on account of the purchase of said property or absolutely, fully and perfectly as if this contract and such payments had never been made; and in case of such default all payments hereunder 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 aforesaid, without any process of law, and take immediate possession thereof, together with all the improvements and appurtenances thereon or thereon 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 \$ 8,500.00

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 on 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, 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 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.

Leo J. Morrissey

Mary F. Morrissey

Philip Floyd Schweitzer

Deborah I. Schweitzer

NOTE—The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.

STATE OF OREGON,

County of Klamath

November 19 75

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19 _____

_____ and _____, 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:

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 10-12-79

Notary Public for Oregon

My commission expires:

(DESCRIPTION CONTINUED)

2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District.

Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M-70 at page 6187 as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District."

3. Rights of the public in and to any portion of said premises lying within the limits of roads and highways, including 60 foot road easement over the Southerly portion of subject property as disclosed by Survey #1447.

4. Contract of Sale dated January 6, 1972 between Jack R. Chapman and Joannah M. Chapman, husband and wife, Vendors, and Leo J. Morrissey and Mary F. Morrissey, husband and wife, Vendees, which Contract Vendees do not assume and agree to pay, and Vendors covenant that they will hold Vendees harmless therefrom.

STATE OF OREGON, CALIFORNIA

County of Orange

BE IT REMEMBERED, That on this 23 day of December, 1975, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Leo J. Morrissey and Mary F. Morrissey

known to me to be the identical individual(s) described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

OFFICIAL SEAL
DARRELL R. NOE
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Commission Expires Sept. 3, 1977

Notary Public for Oregon

My Commission expires 3 Sept 77

FORM NO. 23 — ACKNOWLEDGMENT
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

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STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO.

this 29th day of DECEMBER A. D. 1975 at 7 o'clock P M., and

duly recorded in Vol. M 75, of DEEDS on Page 16281

FEE \$ 9.00

By Wm D. MILNE, County Clerk
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