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....., hereinafter called the seller,  
**Harry J. Jackson**  
 and ..... hereinafter called the buyer,

10 acres of land known as lot 2W of Forwood Addition, described as SW/4 SW/4 SE/4 of the East half of Sect. 13 T 23 South, R 8 East, W.M. Subject to taxes for the fiscal year commencing July 1, 1972 which are now lien but not yet payable; Reservations, including the terms and provisions, as set forth in that certain instrument recorded Feb 7, 1957, in Deed Volume 289, page 491 and 493. Easements and rights of way of record and those apparent on the land. The buyer of each 10 acre parcel shall have the right to take no more than 400 gallons of water per day from Forwood Creek. The method and the location of the removal of the water to be specified by the owner.

for the sum of thirty nine hundred Dollars (\$ 3900.00) is paid on the execution hereof (the receipt of which  
(hereinafter called the purchase price) on account of which  
hereby is acknowledged by the seller), and the remainder to be paid at the times and in amounts as follows,  
to-wit: The balance of \$3750 together with interest at the rate of 7% per annum from  
the date of the purchase of the property to the date of payment of the balance, inclusive of

to-wit: The balance of \$3750 together with interest at the rate of 7 1/2 per cent from Sept 1, 1972, payable in installments of not less than \$25 per month, inclusive of interest, the first installment to be paid on October 1, and on the first of each month thereafter until the balance of both principle and interest are paid.

All of said purchase price may be paid at any time; all deferred balances shall bear interest at the rate of ..... per cent per annum from ..... until paid, interest to be paid ..... and \* In addition to ..... the minimum reg-  
ular payments above required. Taxes on said premises for the current tax year shall be prorated between the parties hereto as of this date.

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 business purpose, or C both purposes.  
 Sept 17/22 19... and may retain such possession so long as he is not  
 The buyer shall be entitled to possession of said lands on ... times he will keep the buildings on said premises now or hereafter erected,  
 in default under the terms of this contract. The buyer agrees that at all times he will keep the buildings on said premises free from mechanic's and all other  
 in good condition and repair and will not suffer or permit upon 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 lien;  
 and that he will pay all taxes levied against said property, as well as all water rents, public charges and municipal liens which hereafter 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  
 and if their respective interests may appear and all policies of insurance to be delivered at once as insured to the escrow agent hereinafter named;  
 as their respective shares shall fail to pay any such liens, costs, water rents, taxes or charges or refuse or neglect to procure and pay for such insurance, the parties may do so and  
 if payment 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 by reason of the buyer's breach of contract.  
 The seller has exhibited unto the buyer a title insurance policy insuring marketable title in and to said premises in the seller; seller's title  
 has been examined by the buyer and is accepted and approved by him.  
 In consideration whereof, the seller has executed a good and sufficient deed (the form of which hereby is approved by the buyer) convey-  
 ing the above described real estate in fee simple unto the buyer, his heirs and assigns, free and clear of incumbrances as of the date hereof, excepting  
 the easements, building and other restrictions now of record, if any, and  
 and has placed said deed, together with an executed copy of this contract

[illegible][illegible][illegible]

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

**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 resident, 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 on this purchase to finance the purchase of a new Stevens-Hess Form No. 1306 or similar unless the contract will become a first lien dwelling in which event use Stevens-Hess Form No. 1307 or similar.

STATE OF OREGON; COUNTY OF KLAMATH; SS.

NOTE: The sentence between the symbols ①, if not applicable, should be deleted; see Oregon Revised Statutes, Section 92.030. (Material acknowledgment on reverse).

STATE OF OREGON; COUNTY OF KLAMATH, ss.

I hereby certify that the within instrument was received and filed for record on the 21st day of JANUARY A.D., 1976 at 12:54 o'clock P.M., and duly recorded in Vol. M 76.

of DEEDS on Page 978.

FEE 6.00

WM. D. MILNE, County Clerk.

By Hasel Unal Deputy