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This Agreement, made and entered into this 21st day of January, 1976 by and between

RAY P. FIELDS and LEONA W. FIELDS, husband and wife,
hereinafter called the vendor, and

WILLIAM S. HART and HARLEY J. HART, tenants in common,
hereinafter called the vendee.

WITNESSETH

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

That portion of Governments Lots 2 and 3 of Section 20, Township 40 South, Range 10 East of the Willamette Meridian, lying Southerly of existing transmission line, and 10.63 acres of the North end of the SE 1/4 SE 1/4 of Section 20, being more particularly described as follows: Beginning at the Northwest corner of the said SE 1/4 SE 1/4 of Section 20; thence East 1333 feet to line between Sections 20 and 21; thence South 400 feet to drainage ditch of the U. S. Reclamation Service; thence following said ditch North 85°30' West 1337 feet thence North 295 feet the place of beginning; all in Township 40 South, Range 10 East of the Willamette Meridian.

Also included in the above purchase price is 1/4 mile wheel line.

at and for a price of \$ 52,000.00 , payable as follows, to-wit:

\$ 13,000.00 at the time of the execution
of this agreement, the receipt of which is hereby acknowledged; \$ 39,000.00 with interest at the rate of 9 %
per annum from February 1, 1976 payable in installments of not less than \$ 3,681.00 per
annum inclusive of interest, the first installment to be paid on the 1st day of January
19 77 and a further installment on the 1st day of every January thereafter until the full balance and interest
are paid.

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 First National Bank of Oregon, Main Branch,

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 \$ N/A with loss payable to the parties as their respective interests may appear, said policy or policies of insurance to be held N/A 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 as of date of contract.

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 as of date of contract.

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 reservations, restrictions, easements and rights of way of record and those apparent upon the land; rules, regulations, liens and assessments of water users and sanitation districts.

which vendee assumes, and will place said deed

together with one of these agreements in escrow at the Main Branch, First National Bank of 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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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.

It is understood by the parties that the Vendees shall pay all taxes and water charges upon the above-described property. If Vendees do not pay said taxes and water charges Vendors may, at their option, pay the same and add them back to the principal of this contract.

It is understood by the parties that there is a certain Mortgage, including the terms and provisions thereof, dated March 10, 1975, recorded March 11, 1975 in Book M-75, page 2824, executed by Ray P. Fields and Leona W. Fields to Federal Land Bank, which Mortgage Vendors shall pay and shall hold Vendees harmless thereon.

It is understood and agreed by the parties hereto that the Vendees have entered into a Lease and Option Agreement to acquire the adjoining parcel of land from Vendors. In the event the Vendees do not exercise their option to purchase the adjoining property the parties hereto shall have a survey made of the above-described property on or before March 1, 1978, the cost of said survey to be shared equally by the parties and the description herein to be corrected by mutual consent of the parties if deemed necessary.

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

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

William L. Hart
Angela Hart
Ray P. Fields
Leona W. Fields

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STATE OF OREGON)
County of Klamath) ss.

2/26, 1975.

Personally appeared the above-named ~~RAY P. FIELDS~~ and ~~LEONA W. FIELDS~~, husband and wife, and WILLIAM S. HART and HARLEY J. HART, and acknowledged the foregoing instrument to be their voluntary act.
Before me:

Donald W. Rath
Notary Public for Oregon
My Commission expires: 11/29/76

STATE OF OREGON)
County of Klamath) ss.

Personally appeared the above-named RAY P. FIELDS and LEONA W. FIELDS, husband and wife, and acknowledged the foregoing instrument to be their voluntary act.
Before me:

Oliver J. Hagen
Notary Public for Oregon
My commission expires: 2-7-80

*Return to
Transamerica
attn: Debbie*

*William & Harley J. Hart
Box 481
Meriel OR*

STATE OF OREGON,
County of Klamath
Filed for record at request of
TRANSMERICA TITLE INS. CO
on this 10th day of MARCH A.D. 19 76
at 10:57 o'clock A.M. and duly
recorded in Vol. M 76 of DEEDS
Page 3382
Wm D. MILNE, County Clerk
By *Blaze Draz*
Fee \$ 9.00

CONTRACT OF SALE - Page 3

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