

TK

12151

CONTRACT—REAL ESTATE

THIS CONTRACT, Made this 16 day of April, 1976, between
Wayne Negus and Roberta L. Negus, husband and wife

and Linda J. Rainey

, 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 3, Block 26, townsite of Crescent

for the sum of ONE THOUSAND TWO HUNDRED FIFTY & 00/100 - - - - - Dollars (\$1,250.00)
(hereinafter called the purchase price), on account of which FOUR HUNDRED SEVENTEEN & 00/100 - - - - -
Dollars (\$417.00) 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: \$833.00) to the order
of the seller in monthly payments of not less than FIFTY-ONE & 83/100 - - - - -
Dollars (\$51.83) each,

payable on the 15th day of each month hereafter beginning with the month of April, 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
April 15, 1976 until paid, interest to be paid and * including 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) not primarily for the purpose of investment or for the purpose of carrying on a business or other than agricultural purposes.

The buyer shall be entitled to possession of said lands on April 2, 1976, 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 mechanics
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 15 days from completion of payment in full of this contract
he will furnish unto buyer a title insurance policy insur-
ing (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 covenants 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 covenants 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.

Wayne & Roberta L. Negus
Rt. 3, Box 1051
Klamath Falls, Oregon 97601

SELLER'S NAME AND ADDRESS

Linda J. Rainey

Crescent, Oregon 97733

BUYER'S NAME AND ADDRESS

After recording return to:

Wayne & Roberta L. Negus
Rt. 3, Box 1051
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Wayne & Roberta L. Negus
Rt. 3, Box 1051
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instru-
ment was received for record on the
day of April, 1976,

at 10 o'clock M., and recorded
in book 100 on page 100 or as
file/reel number 100

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

By

Recording Officer

Deputy

SPACE RESERVED
FOR
RECORDER'S USE

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, on any of them, partially 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: To declare this contract null and void, to declare the whole unpaid principal balance of said purchase price with the interest thereon at once due and payable and to sue to have the same paid by court 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 revert in said seller with all right of re-entry, or any other act of said seller to be performed and without any right of the buyer of return, redemption or compensation for money paid on account of the purchase of said property as absolutely, fully and perfectly as if the contract and such payments had never been made, and in case of such default all payments theretofore made on the 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 therein 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 of a waiver of the provision itself.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1,250.00

In case suit or action is instituted to enforce 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 contract 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.

Wayne Negus
Robert L. Negus
Linda J. Rainey

Linda J. Rainey
Linda J. Rainey

NOTE—The sentence between the symbols (), if not applicable, should be deleted. See ORS 93.010.

STATE OF OREGON,

STATE OF OREGON, County of Klamath

XXXXXX

) ss.

County of Klamath

) ss.

, 19

April 2 - 1976

Personally appeared

and

Personally appeared the above named Wayne Negus, Robert L. Negus and Linda J. Rainey

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

and acknowledged the foregoing instrument to be their voluntary act and deed.

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) *Margorie Standaugh*
Notary Public for Oregon
My commission expires 1-30-78

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

Section 4 of Chapter 618, Oregon Laws 1975, provides:

"(1) All instruments contracting to convey fee title to any real property, at a time more than 12 months from the date that the instrument is executed and the parties are bound, shall be acknowledged, in the manner provided for acknowledgment of deeds, by the owner of the title being conveyed. Such instruments, or a memorandum thereof, shall be recorded by the conveyer not later than 15 days after the instrument is executed and the parties are bound thereby.

"(2) Violation of subsection (1) of this section is a Class B misdemeanor."

(DESCRIPTION CONTINUED)

State of Oregon
County of Klamath
April 5, 1976

personally appeared the above named Wayne Negus and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:
Margorie Standaugh
Notary Public for Oregon
My commission expires 1-30-78

STATE OF OREGON; COUNTY OF KLAMATH; ss.

For record at request of

this 5th day of April, 1976, A.D. 1976

duly recorded in Vol. 76 of 1976

Page 6.00

Wm. D. MEENE, County Clerk

By *Hazel Wragg*