

125.00

CONTRACT—REAL ESTATE

Page 5313

THIS CONTRACT, Made this 25th day of March, 1976, between John M. Owens and Shella M. Owens, hereinafter called the seller, and Robert M. Gion and Virginia L. Gion, 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: A tract of land situated in the E1/4 of Section 1, Township 30 South, Range 9 East of the Tillamette Meridian, Klamath County, Oregon being more particularly described as follows:

Beginning at the Southwest corner of the E1/4, S1/4 of said Section 1; thence North 00° 50' 00" West, along the West line of the E1/4, S1/4 of said Section 1, 2129.13 feet; thence East 16.00 feet to a 5/8 inch iron pin; thence continuing East 356.24 feet to a 5/8 inch iron pin being the True Point of Beginning of this description; thence continuing East 248.25 feet, more or less, to a 5/8 inch iron pin in an old fence line on the apparent East line of that tract of land described in Deed Volume M71, page 3540, as recorded in the Klamath County Deed records, and the apparent West line of PINEHOLM HEIGHTS, a duly recorded subdivision; thence Northerly generally along said fence line and its extension 525.36 feet to a 5/8 inch iron pin on the Northerly line of the E1/4, S1/4 of said Section 1; thence South 89° 51' 20" West along said Northerly line 247.08 feet to a 5/8 inch iron pin; thence South 523.30 feet to the True Point of Beginning.

(see reverse side for continuation of description)  
for the sum of Nine Thousand Nine Hundred and no/100-- Dollars (\$9,900.00) (hereinafter called the purchase price), on account of which Three Thousand and no/100-- Dollars (\$3,000) 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: \$6,900.00) to the order of the seller in monthly payments of not less than One Hundred Thirty-two and no/100-- Dollars (\$132.00) each,

payable on the 1st day of each month hereafter beginning with the month of May, 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 7 per cent per annum from this date until paid, interest to be paid with principal 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 the buyer's personal, family, household or agricultural purposes;

(B) for an organization or (even if buyer is a natural person) is for business or commercial purposes other than agricultural purposes.

The buyer shall be entitled to possession of said lands on March 25, 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 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 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 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 insuring (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.

John M. Owens & Shella M. Owens  
6750 South Sixth Street  
Klamath Falls, Oregon 97601  
SELLER'S NAME AND ADDRESS

Robert M. and Virginia L. Gion  
4033 Kelly Drive  
Klamath Falls, Oregon 97601  
BUYER'S NAME AND ADDRESS

After recording return to:

Enver Bozgoz  
260 Main Street  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

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

Robert M. and Virginia L. Gion  
4033 Kelly Drive  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_ ss.

I certify that the within instrument was received for record on the day of \_\_\_\_\_, 1976, 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.

By \_\_\_\_\_

Recording Officer

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 thereby, 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 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 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 aforesaid, 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 \$ 9,000.00. (However, the actual consideration consists of or includes other property or value given or promised which is the whole 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, 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.

*John M. Owens*  
*Shella M. Owens*

*Robert M. Gion*  
*Virginia L. Gion*

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

STATE OF OREGON, } ss.

County of Klamath

March 25, 1976.

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

Personally appeared \_\_\_\_\_

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 1-18-80.

Notary Public for Oregon

My commission expires:

(DESCRIPTION CONTINUED)

SUBJECT TO:

The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.

The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last ten (10) or lesser number of years in which the farm use assessment was in effect for the land and in addition thereto a penalty may be levied if notice of disqualification is not timely given.

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 M70, page 6187 as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District."

STATE OF CALIFORNIA } ss.  
County of Santa Clara

April 7, 1976.

Personally appeared the above named *Shella M. Owens*, and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

*Fred A. Vogt*

NOTARY PUBLIC FOR CALIFORNIA

My Commission Expires: 4-3-1980

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 14th day of APRIL A.D., 1976 at 8:30 o'clock A.M., and duly recorded in Vol. M 76 of Dec 25 on Page 5313.

FEE \$6.00

WM. D. MILNE, County Clerk

By *Hazel Brazil* Deputy