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CONTRACT—REAL ESTATE

Vol. M76 Page

8053

THIS CONTRACT, Made this 20 day of May, 1976, between  
J. Russell Sullivan and Violet I. Sullivan, husband and wife

, hereinafter called the seller,  
and James L. Huntsman and Cynthia Huntsman, 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:

Lots 1, 2, 3 and 6 in Block 18, EWAUNA HEIGHTS ADDITION TO THE CITY  
OF KLAMATH FALLS, Klamath County, Oregon.

It is hereby agreed by and between the parties hereto that the sale  
includes the purchase of the range in the dwelling described as 79  
Lincoln Street and all heating stoves located in the dwellings; it  
is agreed between the parties herein that purchaser may have the  
right to replace the range and heating stoves as mentioned above,  
but may not delete them from the premises.

It is hereby agreed by and between the parties hereto that there is  
an unrecorded Contract of Sale dated April 3, 1970 between Ambrose W.  
Ford and Faye R. Ford, Sellers, and Donald D. Alt, and assigned to  
J. Russell Sullivan and Violet I. Sullivan by assignment dated March 29,  
1973, which Vendees do not agree to assume and pay and Vendors covenant  
to and with the Vendees that they will hold them harmless therefrom.

Escrow holder will be authorized to apply funds from the Contract created  
herein to the payments of aforesaid existing Contract;

for the sum of Fourteen Thousand Two Hundred and No/100ths Dollars (\$14,200.00)  
(hereinafter called the purchase price), on account of which Four Thousand and No/100ths----  
Dollars (\$4,000.00) 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: \$10,200.00) to the order  
of the seller in monthly payments of not less than ONE HUNDRED TWENTY and NO/100THS----  
Dollars (\$120.00) each, or more, prepayment without penalty.

payable on the 10th day of each month hereafter beginning with the month of July, 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  
June 10, 1976 until paid, interest to be paid monthly 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 June 10, 1976.

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 organization or for an organization in business or commercial purposes other than agricultural purposes.

The buyer shall be entitled to possession of said lands on June 10, 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 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 \$100,000.00, 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 encumbrances 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:

Transamerica Title Att: Susan

NAME, ADDRESS, ZIP

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

James L. Huntsman  
779 Lincoln  
City

NAME, ADDRESS, ZIP

STATE OF OREGON,

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

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.

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 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 the 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 \$ 14,200.00 ~~XXXXXXXXXXXX~~  
 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 judge 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.

*J. Russell Sullivan*  
 J. Russell Sullivan  
*Violet I. Sullivan*  
 Violet I. Sullivan

*James L. Huntsman*  
 James L. Huntsman  
*Cynthia Huntsman*  
 Cynthia Huntsman

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

STATE OF OREGON, } ss.  
 County of Klamath  
 May 19, 1976

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
 \_\_\_\_\_, 19\_\_\_\_

Personally appeared the above named  
 James L. Huntsman and  
 Cynthia Huntsman, husband  
 and wife  
 and acknowledged the foregoing instrument to be their voluntary act and deed.

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: *Killian B. Doan*  
 (OFFICIAL SEAL)  
 Notary Public for Oregon  
 My commission expires 7-17-78

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."

MINNESOTA  
 STATE OF ~~OREGON~~, } ss.  
 County of HENNEPIN

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

BE IT REMEMBERED, That on this 26 day of May, 1976,  
 before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within  
 named J. Russell Sullivan and Violet I. Sullivan,  
husband and wife

known to me to be the identical individual <sup>s</sup> 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.

*Grace E. Lund*  
 GRACE E. LUND  
 NOTARY PUBLIC - MINNESOTA  
 HENNEPIN COUNTY  
 My Commission Expires Feb. 14, 1981

*Grace E. Lund*  
 Notary Public for ~~Oregon~~ Minnesota  
 My Commission expires 2-14-81

STATE OF OREGON; COUNTY OF KLAMATH; ss.

TRANSAMERICA TITLE INS. CO.

Filed for record at request of \_\_\_\_\_  
 this 1st day of JUNE, A. D. 1976 at 11:03 o'clock A.  
 duly recorded in Vol. M-76, of DEEDS on Page 8053

FEE \$6.00

*Wm D. Milne*  
 Wm D. Milne, County Clerk