

This Agreement, made and entered into this 13 day of June, 1976, by and between
 CEONA GASTON and HELEN GASTON LORENZ
 hereinafter called the vendor, and
 GORDON H. WYNANT, an unmarried man
 hereinafter called the vendee.

WITNESSETH

VendorS agree to sell to the vendee and the vendee agrees to buy from the vendors all of the following described property situate in Klamath County, State of Oregon, to-wit:

Lot 502 in Block 109, MILLS ADDITION TO THE CITY
 OF KLAMATH FALLS, Klamath County, Oregon

at and for a price of \$13,000.00, payable as follows, to-wit:

\$ 3,000.00 at the time of the execution
 of this agreement, the receipt of which is hereby acknowledged; \$ 10,000.00 with interest at the rate of 9 %
 per annum from June 15, 1976 payable in installments of not less than \$ 91.29 per
 month, inclusive of interest, the first installment to be paid on the 15th day of July
 1976, and a further installment on the 15th day of every month 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 Federal Savings & Loan Association,

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 full ins. value with loss payable to the parties as their respective interests may appear, said
 policy or policies of insurance to be held Vendors copy to Vendees 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. Taxes to be prorated as of June 15, 1976.

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 June 15, 1976.

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 appar-
 ent upon the land.

which vendee assumes, and will place said deed

together with one of these agreements in escrow at the First Federal Savings & Loan Association,

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.