

15525

day of June 1976, between

THIS CONTRACT, Made this 19th day of June, 1976, between
Lewis P. South and Alta June South; Husband and Wife
and Joe M. Gargoise and Nina A. Gargoise; Husband and Wife

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 Kearney County, State of Oregon, to-wit:

A portion of the N7/2NW1/4 SW1/4 of Section 16, Township 23 South, Range 10 East of the Willamette Meridian more particularly described as follows:
Beginning at the Northwest corner of the N7/2NW1/4SW1/4 of said section; thence South along the East line of the N7/2NW1/4SW1/4, 417.50 feet to the true point of beginning; thence East parallel with the North line of the N7/2NW1/4SW1/4, 417.50 feet; thence due South parallel with the East line to the intersection of the South line of the N7/2NW1/4SW1/4; thence East along the South line of the N7/2NW1/4SW1/4, 417.50 feet to the Southeast corner of the N7/2NW1/4SW1/4; thence North along the East line of the N7/2NW1/4SW1/4 to the true point of beginning; EXCEPTING THEREFROM the East 30 feet reserved for roadway purposes. Two Acres more or less in an area known as Antelope Meadows, Klamath County, Oregon.

for the sum of Four Thousand Nine Hundred and Ninety-five Dollars (\$4,995.00) (hereinafter called the purchase price), on account of which Two Hundred and Fifty Dollars (\$250.00) 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: \$4,745.00) to the order of the seller in monthly payments of not less than Sixty-two and 35/100ths Dollars (\$62.35) each, On October 1, 1976 an additional principal amount of Five hundred (\$500) Dollars is due and payable.

Dollars (\$5000) Dollars is due and payable. _____, 1966
 payable on the 25th day of each month hereafter beginning with the month of August, 1966
 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 percent per annum from
 July 1, 1966 until paid, interest to be paid included in _____ and * (taxes and
 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 July 1, 1966

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

7.01.7 7976 10 and may retain such possession so long

[illegible][illegible][illegible]

(Continued on reverse)

for this purpose, use Stevens-Weiss Form No. 1307 or similar.

Mrs. & Mrs. Lewis South P.O. Box 282 Box 39 Lapine, Oregon 97739	STATE OF OREGON, County of _____ certify that the within is
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La Pine, Oregon 97739
SELLER'S NAME AND ADDRESS
Mrs. & Mrs. Joe M. Gregoire
Star Route 2, Box 39
La Pine, Oregon 97739
BUYER'S NAME AND ADDRESS
I certify that the within instrument was received for record on _____ day of _____, 19____ at _____ o'clock _____ M., and recorded in book _____ or page _____
SPACE RESERVED

After recording return to:
 Mr. & Mrs. Lewis South
 P. O. Box 282
 Quincy, Oregon 97139

P.O. Box 282
La Pine, Oregon 97238
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
142 E. & 1st St. La Pine, Ore.

County affixed.

Recording Office

By _____

By _____

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____.

~~day of 19.....
at o'clock M., and recorded
in book on page or as
file/reel number
Record of Deeds of said county.~~

Record of Deeds of said county.
Witness my hand and seal of
County affixed.

By _____ Recording Officer
Deputy

10-22860

10-22860



9614

[illegible]

In the event of resale the purchasers are to pay off the principal amount owed on this contract.

[illegible]

IN WITNESS WHEREOF, said parties have executed this instrument in duplicate; if either of the

Louis H. South
Rita Ann South

Joe M. Grogone
Mae A. Grogone

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

STATE OF OREGON, County of _____

Deputies } ss. _____, 19____

Personally appeared _____

County of Deschutes } ss.
June 21, 1976
 Personally appeared the above named _____ who, being duly sworn, depose and say that _____ each for himself and not one for the other, did say that the foregoing is a true and correct copy of the _____ president and that the la- _____ secretary of _____

Personally appeared the above _____ secretary of _____
Joe M. Gregoire &
May A. Gregoire
 _____ and acknowledged the foregoing instru-
 ment to be _____ Their _____ voluntary act and deed.
 _____ and that the seal affixed to the foregoing instrument is the cor-
 of said corporation and that said instrument was signed and se-
 half of said corporation by authority of its board of directors; a-
 then acknowledged said instrument to be its voluntary act and

ment to be _____ Their voluntary
half or more of the value of the property described above,
they acknowledged said instrument to be its voluntary act and deed.
Before me:

Notary Public for Oregon
My commission expires:

Notary Public for Oregon
My commission expires August 5, 1977

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 and a memorandum thereof, shall be recorded by the conveyor not later than 15 days after the instrument is executed and filed.

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

(DESCRIPTION CONTINUED)

COUNTY OF KLAMATH; ss.

STATE OF OREGON; COUNTY OF KLAMATH; ss.
 Filed for record at request of TRANSAMERICA TITLE INS. CO.
 25. day of June, A.D. 1976 at 10:42 o'clock AM

THIS 25 day of June A.D. 1976
duly recorded in Vol. M-76, of DEEDS on Page
FREE \$ 6.00 Wm D. MILNE, County
J. L. Davis

FREE \$ 6.00

By Hazel Gray

[illegible]

100

[illegible]

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