

1-1-74

CONTRACT—REAL ESTATE

Vol. 10 Page 11226

16689

THIS CONTRACT, Made this 6 day of July, 1976, between
Charles D. Whittemore and Bonnie J. Whittemore, husband and wife,
 hereinafter called the seller,
 and Donald Lee Egalite and Candis Ellen Egalite, 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 described lands and premises situated in Klamath County, State of Oregon, to-wit:

House and lot located at 1346 Lakeview, Klamath Falls, Oregon.

described as follows: Lot 1 in Block 16, FAIRVIEW # 2 to the
 City of Klamath Falls, Oregon.

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for the sum of Seven Thousand Four Hundred and no/100 Dollars (\$ 7,400.00)
 (hereinafter called the purchase price) on account of which Two Hundred and no/100 -----
Dollars (\$ 200.00) is paid on the execution hereof (the receipt of which is
 hereby acknowledged by the seller), and the remainder to be paid to the order of the seller at the times and in
 amounts as follows, to-wit:

The balance of \$7,200.00 shall be paid in monthly installments of
 \$70.00, including interest at the rate of 9% per annum on the unpaid
 balance, the first of such installment to be paid on or before the
6th day of August, 1976, and subsequent installments to be paid on
 or before the 6th day of each and every month thereafter until the en-
 tire purchase price, including both principal and interest, is paid in
 full: taxes and insurance shall be paid in addition to said monthly pay-
 ment of \$70.00.

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.

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 9
 per cent per annum from August 6, 1976 until paid, interest to be paid monthly and in addition to
 the minimum regular payments above required. Taxes on said premises for the current tax year shall be prorated between the parties hereto as of the
 date of this contract.

At the time of the execution hereof, the sellers herein (who are husband and wife) own said described real estate as tenants by the entireties;
 wherefore, the sellers intend and declare that their interest in this contract and in the unpaid purchase price of said described real estate hereafter shall
 be that of joint tenants with the right of survivorship and not that of tenants in common; in the event of the death of one of the sellers, the title to
 the seller's interest in this contract and in and to the then unpaid balance of said purchase price, principal and interest, immediately shall vest solely
 in the survivor of the sellers.

The buyer shall be entitled to possession of said lands on August 6, 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 other liens and save the sellers harmless therefrom and reimburse sellers for all costs and attorney's fees incurred by them in defend-
 ing 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 \$ 7400.00 in a company or companies satisfactory to the sellers, with loss payable to the sellers as their in-
 terest may appear and all policies of insurance to be delivered to the sellers 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 sellers 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
 sellers for buyer's breach of contract.

The sellers agree that at their expense and within ten days from the date hereof, or when \$2500.00 has been paid on
 they 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 sellers 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. Sellers also agree that when said purchase price is fully paid and upon request and upon surrender of this
 agreement, they 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 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.

*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.

Charles D. Whittemore and
Bonnie J. Whittemore, husband and
wife.

SELLER'S NAME AND ADDRESS

Donald Lee Egalite and Candis
Ellen Egalite, husband and wife,

BUYER'S NAME AND ADDRESS

After recording return to:

Donald L. Egalite
1821 Madocoe N. Falls
 NAME, ADDRESS, ZIP

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

Same
 NAME, ADDRESS, ZIP

SPACE RESERVED
 FOR
 RECORDER'S USE

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.

Recording Officer

By _____ 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 sellers at their 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 sellers 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 revest in said sellers without any act of re-entry or any other act of said sellers 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 heretofore made on this contract are to be retained by and belong to said sellers as the agreed and reasonable rent of said premises up to the time of such default. And the said sellers, 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 sellers at any time to require performance by the buyer of any provision hereof shall in no way affect their right hereunder to enforce the same, nor shall any waiver by said sellers 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.

Any assignment by Purchasers of this contract, or any or all of their rights hereunder, shall be inoperative and void, unless Sellers shall assent thereto in writing.

7400.00

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 7400.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (1)

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 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 shall include 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; also, in the event of the demise of one of said sellers, that the word "sellers" shall mean only the survivor of them and the heirs and assigns of such survivor.

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.

Donald L. Egalite
Candis E. Egalite

Charles D. Whittemore
Bonnie J. Whittemore

NOTE—The sentence between the symbols (1), if not applicable, should be deleted. See ORS 93.030.

STATE OF OREGON,
County of Klamath } ss.
JULY 6, 1976

STATE OF OREGON, County of _____) ss.
_____, 19____

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 _____

Personally appeared the above named
Charles D. and Bonnie J.
Whittemore and Donald Lee and
Candis Egalite
and acknowledged the foregoing instru-
ment to be _____ voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires _____

Before me:

Notary Public for Oregon
My commission expires _____

(OFFICIAL
SEAL)

(DESCRIPTION CONTINUED)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of DONALD EGALITE

This 23rd day of JULY A. D. 1976 at _____ o'clock PM and

duly recorded in Vol. M 76 of DEEDS on Page 11226

FEE \$ 6.00

Wm D. MILNE, County Clerk

By *Kazel Drazic*

1878-288

10973 2nd K

429 P 095

Charles D. Whittemore