MTC 1805 ONTRACT-REAL ESTATE-Purial Payment 854-(Truth-in-Lending Se FORN 11540calles and recorded in the deed 16 Page ch. 16909 CONTRACT, Made This 19 76, between 13th 111 day of BLOOMGREN, N. CHARLENE BLOOMGREN, \mathbf{D}', \mathbf{N} , hereinafter called the seller, FRED W. KOEHLER, JR. and , 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: The Southeast quarter of the Southwest quarter of Section 25, in Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon. for the sum of Six Thousand and no/100 ----- Dollars (\$ 6,000.00) (hereinafter called the purchase price) on account of which One Thousand Two Hundred and no/100 ---- Dollars (\$ 1,200.00) is paid on the execution hereof (the receipt of which s 園 17 hereby is acknowledged by the seller), and the remainder to be paid at the times and in amounts as follows, The balance of \$4,800.00 shall be paid by Buyer to Seller as follows: Not less than \$50.00 per month including interest at to-wit: 1 the rate of 74% per annum. Interest shall begin and accrue as of <u>June 15</u>,1976. The first monthly payment shall be made on or before <u>July 15</u>,1976 and like payment shall be made on or before the 15th day of each and every month thereafter until the full purchase price both principal and interest is paid _____ ____ the full purchase price, both principal and interest, is paid in full. 27 2 5 All of 111 ular payments above required. Taxes on said premises for the current tax year shall be prorated between the parties hereto as of this date. 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 adjucultural purposes. *(B) if a put or adjucture to consider all during the seller that the real property described in this contract is *(A) primarily for buyer's personal, family, household or adjucultural purposes. *(B) if a put or adjucture to constraint with the seller that if the real property described in this contract is *(B) if a put or dynamic form all during the seller that all times he will keep here building on said premises, now or hereafter ercited, in delauit under the terms of this contract. The buyer after any wate or strip thereoi: that he will keep said premises free from mechanic's and all during in good condition. and repair and will noom and reimbure weller for all costs and attorney's fees incurred by hum in delending dating adjucts and and premises, all promites, all promites, and you be imposed and and the provide adjunt said premises, all promptly before the same or any part thereof become past due that all buyers in an amount not less that he will pay all taken the veller on all promises adjucts or any part thereof become past due that all buyers) in an amount not less then is building a now or hereafter excited on said premises to be charges or how and pay loss and all there may do so and if the buyer shall fail to pay any such liens, costs, water rents headed scored by this contract in the seller and then to the buyer has been examined shall be added to and become able score on charges or to procure and pay to such insurance. The seller have added to and become able of score and pay to such insurance. The seller have added to and become able of score able procure and pay to such insurance. The seller have a subility of procure and pay to such insurance, the seller many do 1a E 1.4 ements, building and other restrictions now of record, if any, and and has placed said deed, together with an executed copy of this contract 1 and purchase price and the respective installments thereot, promptly at the times provided therefor, to the said escrow Agent for the use at othe selfer. The escrow fee of the escrow agent shall be paid by the selfer and buyer in equal shares; the collection charges of said agent shall be the selfer. The escrow fee of the escrow agent shall be paid by the selfer and buyer in equal shares; the collection charges of said agent shall be paid by the selfer and buyer in equal shares; the collection charges of the use and agent shall be paid by the selfer and buyer in equal shares; the collection charges of the buyer shall lail to suffer agent of the installant of the inst pay such judgment or decree srney's lees on such appea corporation; that if the on and that feen dividual to individuals. rties hereto but their reheirs, executors, administrators, successors in interest and assigns as well. IN WITNESS WHEREOF, said parties have executed this instrument in triplicate; it either of the undersigned is a corporation, it has aused its corporate name to be signed and its corporate seal altixed hereto by its officers duly authorized thereunto by order of its board of directors flomis Sighter 300 NOTE: The sentence between the symbols (), it not capilicable, should be deleted; see Oregon Re-vised Statules, Saction 93.030. (Notarial acknowl-edgment on reverse). and whichever warranty (A) or (B) No: 1308 may be used for discli-ontract will become a first lien to No. 1307 may be used. *Delete by lining Z unless the contract ans-Ness Form No. 1307 Fred W. Koehler a change is requested, all statements shall be sent to following name and address D 1362 Lance Dr., Tustin, California JULY ter with and with a tor Provent Contract of

| 11541 | |
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| CONTRACT FORM No. B41 RETWRENT FORM No. B41 RETWRENT REAL REAL MADE AND Address | |
| STATE OF XXXXXXCalifornia ss. County of KkxXxXin May28., 1976 | |
| Belore me: DOPOTHY ASTEN (SEAL) Notary Public for Arrework California OFFICIAL SEAL DOROTHY ASTEN NOTARY PUBLIC - CALIFORNIA NOTARY PUBLIC - CALIFORNIA | |
| STATE OF <u><i>texas</i></u> County of <u><i>El Paso</i></u> On this /3# day of <u><i>Tul</i></u> , 1976, before me, personally appeared D.N. BLOOMGREN and N. CHARLENE BLOOMGREN, who are known to me to be the persons whose names are subscribed to the within instrument (Contract of Real Estate between BLOOMGRENS and CHAPMANS/KOEHLER) and acknowledged to me that they executed the same for the purpose therein contained. | |
| IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal. Muther Haas Notary Public for Texas My commission expires: <u>5/18/78</u> | |
| STATE OF OREGON; COUNTY OF KLAMATH; ss. I hereby certify that the within instrument was received and filed for record on the <u>29th</u> day of <u>JULY</u> A.D., 19 <u>76</u> .at <u>9;03</u> o'clock <u>A</u> M., and duly recorded in Vol <u>M</u> 76, of <u>DEEDS</u> on Page <u>11540</u> , | |
| FEE \$ 6.00 WM. D. MILNE, County Clerk By Hage Deputy | |

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