

A-27114

16392

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This Agreement, made and entered into this

20th day of July, 1976 by and between

ALFRED RAYMOND COULTER
hereinafter called the vendor, and
BILLIE JO KOGER
hereinafter called the vendee.

WITNESSETH

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

The West 1/2 of Lot 18 in Block 3 of FIRST ADDITION
TO ALTAMONT ACRES, according to the official plat
thereof on file in the office of the County Clerk of
Klamath County, Oregon

at and for a price of \$ 6,900.00 payable as follows, to-wit:

\$ 690.00 at the time of the execution
of this agreement, the receipt of which is hereby acknowledged; \$ 6,210.00 with interest at the rate of $7\frac{1}{2}$ %
per annum from date of contract payable in installments of not less than \$ 85.00 per
month, in clusive of interest, the first installment to be paid on the 15th day of August
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 \$X full ins. value with loss payable to the parties as their respective interests may appear, said
policy or policies of insurance to be held Vendor copy to Vendee 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 date of contract.

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 date of contract.

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 apparent
upon the land; rules, regulations, liens and assessments of water users
and sanitation district.

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.

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Escrow fees shall be deducted from the first payment made hereunder. The escrow holder may deduct cost of necessary revenue stamps from final payments made hereunder.

In the event vendee shall fail to make the payments aforesaid, or any of them, punctually and upon the strict terms and at the times above specified, or fail to keep any of the other terms or conditions of this agreement, time of payment and strict performance being declared to be the essence of this agreement, then vendor shall have the following rights: (1) To foreclose this contract by strict foreclosure in equity; (2) to declare the full unpaid balance immediately due and payable; (3) To specifically enforce the terms of this agreement by suit in equity; (4) To declare this contract null and void, and in any of such cases, except exercise of the right to specifically enforce this agreement by suit in equity, all the right and interest hereby created or then existing in favor of vendee derived under this agreement shall utterly cease and determine, and the premises aforesaid shall revert and re-vest in vendor without any declaration of forfeiture or act of reentry, and without any other act by vendor to be performed and without any right of vendee of reclamation or compensation for money paid or for improvements made, as absolutely, fully and perfectly as if this agreement had never been made.

Should vendee, while in default, permit the premises to become vacant, Vendor may take possession of same for the purpose of protecting and preserving the property and his security interest therein, and in the event possession is so taken by vendor he shall not be deemed to have waived his right to exercise any of the foregoing rights.

And in case suit or action is instituted to foreclose this contract or to enforce any of the provisions hereof, vendee agrees to pay reasonable cost of title report and title search and such sum as the trial 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 such trial court, the vendee further promises to pay such sum as the appellate court shall adjudge reasonable as plaintiff's attorney's fees on such appeal.

Vendee further agrees that failure by vendor at any time to require performance by vendee of any provisions hereof shall in no way affect vendor's right hereunder to enforce the same, nor shall any waiver by vendor of such 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.

In construing this contract, it is understood that vendor or the vendee 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.

This agreement shall bind and inure to the benefit of, as the circumstances may require, the parties hereto and their respective heirs, executors, administrators and assigns.

It is understood and agreed by the parties hereto that the monthly payments made by the Vendees shall include taxes; the Vendor shall pay the taxes as they become due and add them back to the principal of this contract by presentation of paid receipts to the escrow holder herein. Said amounts so added to bear interest at the rate provided herein.

It is agreed by the parties hereto that the Vendor herein shall have the right, upon written notice to the Vendee and to the escrow holder herein, to increase the monthly payments upon this contract to offset any increase in the taxes upon the above-described property.

State of Oregon
County of Klamath

July 28 1976

Personally appeared the herein named ALFRED RAYMOND COULTER and acknowledged the foregoing instrument to be his voluntary act, Before Me:

Bruce L. Durant
My commission Expires 10-20-78

Witness the hands of the parties the day and year first herein written.

Return to Durant RE Tax Statements
2050 So. Sixth St. Alfred Coulter
City 3547 Crest
City

X 43 35 6 Jo Koyce

Alfred Raymond Coulter

VANDENBERG AND BRANDSNESS
ATTORNEYS AT LAW
411 PINE STREET

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 30th day of JULY A.D., 1976 at 11:09 o'clock A.M., and duly recorded in Vol. M 76, of DEEDS on Page 11678.

FEE \$ 6.00

WM. D. MILNE, County Clerk

By *Harold D. Magel* Deputy