

17871

CONTRACT—REAL ESTATE

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THIS CONTRACT, Made this 10th day of August, 1976, between ANZA, Inc., an Oregon Corporation and WINIFRED V. HAWKINS and BRUCE M. ELDER, hereinafter called the seller, and CECILE R. BLAIS, 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:

All that portion of the N $\frac{1}{2}$ of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 20, lying Easterly of Old Fort Road and the N $\frac{1}{2}$ of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 21, All in Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO Mortgage recorded 11-30-73 in Book M-73 page 15558 in Klamath County Records, between Hagelsteins and Emmichs and The Federal Land Bank of Spokane; subject to the right, title and interest of Clifford J. Emmich and Winifred Emmich as disclosed by Mortgage above; Financing Statement filed 12-10-73 County Clerk's file #84129 by Hagelsteins to The Federal Land Bank of Spokane; Contract recorded 1-22-76 Book M76 page 1071 between Hagelsteins and Emmichs; Contract recorded 7-28-76 in Book M-76 page 11517 between Winifred L. Emmich and ANZA, Inc., all recorded in Klamath County Clerk's Records.

for the sum of Twenty Three Thousand Five Hundred - - - Dollars (\$23,500.00...) (hereinafter called the purchase price), on account of which One Thousand and no/100 - - - Dollars (\$1,000.00...) 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: \$22,500.00...) to the order of the seller in monthly payments of not less than Two Hundred Eighty Five and 03/100 Dollars (\$285.03...) each, month

payable on the 26th day of each month hereafter beginning with the month of August 26, 1976, 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 9 per cent per annum from July 26, 1976 until paid, interest to be paid monthly and in addition to (being included in

the minimum monthly 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.

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.

The buyer shall be entitled to possession of said lands on 19 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 therefrom; that he will keep said premises free from mechanic's and all other liens and save the seller harmless therefrom, and reimburse seller for all costs and attorney's fees incurred by him in defending 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 he will after 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 able value not less than full insur in a company or companies satisfactory to the seller, with loss payable first to the seller and then to the buyer as their respective interests may appear and all policies of insurance to be delivered to the seller as soon as issued. 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 seller 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 seller for buyer's breach of contract.

The seller agrees that at his expense and within 19 days from the date hereof, he 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 seller 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. Seller also agrees that when said purchase price is fully paid and upon request and upon surrender of this agreement, he will deliver a good and sufficient deed conveying said premises in fee simple unto the buyer, his heirs and assigns, free and clear of all encumbrances as of the date hereof and free and clear of all encumbrances since said date placed, permitted or arising by, through or under seller, excepting, however, the said easements and restrictions and the taxes, municipal liens, water rents and public charges to assumed by the buyer and further excepting all liens and encumbrances created by the buyer or his assigns.

(Continued on reverse)

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, at such time as defined in the Truth-in-Lending Act and Regulation Z, the seller MUST comply with the Act and Regulation by making required disclosures for their purposes; see Stevens-Neess 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-Neess Form No. 1307 or similar.

ANZA, Inc., HAWKINS, Winifred, ELDER, Bruce M. STATE OF OREGON,

3406 Pelican
Klamath Falls, OR 97601
SELLER'S NAME AND ADDRESS

Cecile R. Blais
3535 Quarry St.
Klamath Falls, OR 97601
BUYER'S NAME AND ADDRESS

After recording return to:

Transamerica Title - Kathy

NAME, ADDRESS, ZIP

Cecile R. Blais
3535 Quarry St.
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

County of ss.
I certify that the within instrument 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.

By

Recording Officer
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, mutually within ten days of the time limited therefor, or fail to keep any agreement herein contained, then the seller at his 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 (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 seller 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 vest in said seller without any act of reversion or any other act of said seller to be performed and without any right of the buyer of return, reclamation or compensation for money 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 theretofore made on this contract are to be retained by and belong to said seller in the agreed and reasonable rent of said premises up to the time of such default. And the said seller, 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 seller at any time to require performance by the buyer of any provision hereof shall in no way affect his right hereunder to enforce the same, nor shall any waiver by said seller 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.

Parties agree that upon execution of this agreement, the parties shall place in escrow the original of this Contract at the Western Bank, South 7th Street Branch.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$23,500.00. (Wherever the words "and" or "or" are used, the words "and/or" shall be substituted.)

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.

Any construing this contract, it is understood that the seller or 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 and 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.

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.

ANZA, Inc., an Oregon Corporation

By: William E. Chilcote

President

Cecile R. Blais

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

STATE OF OREGON,

County of Klamath } ss.

August 11, 1976

Personally appeared the above named
Cecile R. Blais

and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:
Kathy R. Mallams
Notary Public for Oregon
My commission expires 6-13-80

STATE OF OREGON, County of Klamath } ss.

August 11, 1976
Personally appeared William E. Chilcote

who, being duly sworn,
each for himself and not one for the other, did say that the former is the
duly elected

secretary of
ANZA, Inc., a corporation,
and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:
Kathy R. Mallams
Notary Public for Oregon
My commission expires 6-13-80

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. Such instruments, or a memorandum thereof, shall be recorded by the conveyer not later than 15 days after the instrument is executed and the parties are bound thereby.

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

(DESCRIPTION CONTINUED)

STATE OF Oregon } ss.
County of Klamath

August 10, 1976

Personally appeared the above named WINIFRED V. HAWKINS
and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Kathy R. Mallams
Notary Public
My commission expires: 6-13-80

STATE OF Oregon } ss.
County of Klamath

Personally appeared the above named BRUCE M. ELDER and
acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Kathy R. Mallams
Notary Public
My commission expires: 6-13-80

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 23rd day of August

A.D., 1976 at 10:47 o'clock A. M., and duly recorded in Vol. M76
of deeds on Page 13034.

FEE \$6.00

WM. D. MILNE, County Clerk

By Deborah DeChant Deputy