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CONTRACT—REAL ESTATE

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THIS CONTRACT, Made this 23rd day of August, 1976, between
Napoleon Bray and Allie Mae Bray, husband and wife
 and John Abell and Mary Abell, husband and wife, hereinafter called the seller,
 and John Abell and Mary Abell, 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: Beginning at the one quarter corner common to Sections 7 and 18, Township 39 South, Range 9 East of the Willamette Meridian; thence South 89° 30' East, along the North line of said Section 18, a distance of 1066.8 feet, more or less, to the Westerly right of way line of the Dalles-California Highway; thence South 1° 32' West, along said right of way line a distance of 100.0 feet; thence North 89° 30' West, 1065.2 feet, more or less, to the West line of the NW 1/4 NE 1/4 of said Section 18; thence North 0° 37' East 100.00 feet, more or less, to the point of beginning; being a portion of the NW 1/4 NE 1/4 of Section 18, Township 39 South, Range 9 East of the Willamette Meridian.

Subject, however, to the following:

1. Right of Way, including the terms and provisions thereof, from Odis C. George, et ux, to Pacific Power & Light Company, recorded August 23, 1954, in Deed Volume 268, page 570, Records of Klamath County, Oregon.
2. Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a Mobile Home, and any interest or liens disclosed thereby;

for the sum of Twenty-Two Thousand and No/100ths----- Dollars (\$22,000.00.) (hereinafter called the purchase price), on account of which Three Thousand and No/100ths--- Dollars (\$3,000.00.) 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: \$19,000.00.) to the order of the seller in monthly payments of not less than ONE HUNDRED AND NO/100THS----- Dollars (\$100.00) each, or more, prepayment without penalty.

payable on the 25th day of each month hereafter beginning with the month of September, 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 8 per cent per annum from August 23, 1976 until paid, interest to be paid monthly and * 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 other purposes not to be used for commercial or industrial purposes.

The buyer shall be entitled to possession of said lands on August 23, 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 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 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 full insurable not less than \$----- 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 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 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 30 days from the date hereof, he will furnish to 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 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 so 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, 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.

SELLER'S NAME AND ADDRESS 		STATE OF OREGON, 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. Recording Officer _____ Deputy _____	
BUYER'S NAME AND ADDRESS After recording return to: <u>O. W. Woodley</u> <u>431 Main St</u> NAME, ADDRESS, ZIP Until a change is requested all tax statements shall be sent to the following address. NAME, ADDRESS, ZIP		SPACE RESERVED FOR RECORDER'S USE	

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