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18247

CONTRACT—REAL ESTATE

Vol. 76

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THIS CONTRACT, Made this 15th day of July, 19 76, between  
Frank W. Ohlund and Jane A. Ohlund, husband and wife,  
 and Fred W. Koehler, Jr. and Charlotte M. Koehler, husband and wife,

hereinafter called the seller,  
 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 de-  
 scribed lands and premises situated in Klamath County, State of Oregon, to-wit:  
Lot 23, Block 1, RAINBOW PARK ON THE WILLIAMSON, according to the official plat  
thereof.

SUBJECT TO: Public Rights in Williamson River; Easements and Rights of way of record;  
 Reservations, restrictions and conditions shown on the plat and in the Dedication of  
 RAINBOW PARK ON THE WILLIAMSON; and to Declaration of Conditions and Restrictions dated  
 September 9, 1964 and recorded September 11, 1964, in Vol. 356 at Page 116 of Klamath  
 County, Oregon Deed Records, which said Conditions and Restrictions vendees take sub-  
 ject to and covenant and agree to fully observe, perform and comply with and which  
 shall be appurtenant to and run with the premises herein sold;

It is hereby agreed and understood that a prior contract of sale, as reflected on the  
 title report, between Dwight C. Kircher et ux and Frank W. Ohlund et ux, will be paid  
 in full prior to consumation of this agreement and that the buyers above assume no  
 responsibility or liability for the payment thereof.

for the sum of Six Thousand Five Hundred and no/100 - - - - - Dollars (\$ 6,500.00 )  
 (hereinafter called the purchase price), on account of which Thirteen Hundred and no/100 - - -  
Dollars (\$1300.00) 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: \$ 5,200.00 ) to the order  
 of the seller in monthly payments of not less than Sixty and no/100 - - - - -  
Dollars (\$ 60.00) each,

payable on the 15th day of each month hereafter beginning with the month of August, 19 76,  
 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 1/2 per cent per annum from  
July 15, 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 pro-  
 rated 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 investment or business purposes, and the seller hereby agrees to make a full and complete disclosure of all facts known to him which may affect the value of the property.~~

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 thereof; that he will keep said premises free from mechanics'  
 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 here-  
 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

not less than \$ 10,000 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 10 days from the date hereof, he will furnish unto buyer a title insurance policy in-  
 suring (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.

Frank W. & Jane A. Ohlund  
 P. O. Box 381  
 Chiloquin, Oregon, 97624

SELLER'S NAME AND ADDRESS

Fred W. Koehler, Jr. & Charlotte M. Koehler  
 1362 Lance Drive,  
 Tustin, Calif. 92680

BUYER'S NAME AND ADDRESS

After recording return to:

Frank W. Ohlund,  
 P. O. Box 381  
 Chiloquin, Oregon, 97624

NAME, ADDRESS, ZIP

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

Fred W. Koehler, Jr.  
 1362 Lance Drive,  
 Tustin, Calif. 92680

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Clatsop

I certify that the within instru-  
 ment was received for record on the  
day of, 19 76,  
 at 10 o'clock M., and recorded  
 in book 13422 on page 13422 or as  
 file/reel number 13422.  
 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, punctually 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 for (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 revert in said seller without any act of re-entry, or any other act of said seller 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 seller as 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 thereo 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 6,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).<sup>①</sup>

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 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, 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.

*Frank W. Ohlund*  
x Frank W. Ohlund

*Jane A. Ohlund*  
x Jane A. Ohlund

*Fred W. Koehler, Jr.*  
x Fred W. Koehler, Jr.

*Charlotte M. Koehler*  
x Charlotte M. Koehler

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 18, 1976

Personally appeared the above named Frank W. Ohlund, Jane A. Ohlund, Fred W. Koehler, Jr. & Charlotte M. Koehler

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

(OFFICIAL SEAL)  
Before me:

*John A. Kalita*  
Notary Public for Oregon

My commission expires JULY 16, 1980

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 \_\_\_\_\_

\_\_\_\_\_, 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:

Notary Public for Oregon

My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)

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, COUNTY OF KLAMATH; ss.

Filed for record ~~XXXXXXXXXX~~

this 27th day of AUGUST A.D. 1976 at 2:51 o'clock P.M. and

duly recorded in Vol. M-76 of DEEDS on Page 13422

Wm. D. MILNE, County Clerk

By *Hazel D. Drazel*

FEE \$ 6.00