

THIS AGREEMENT, made and entered into this *25th* day of August 19 *76*, by and between
JUDITH L. SCHERZER, formerly JUDITH L. LONG
hereinafter called Seller, and
OLEH ZOZULENKO
hereinafter called Buyer, (it being understood that the singular
shall include the plural if there are two or more sellers and/or buyers).

WITNESSETH

Seller agrees to sell to the Buyer and the Buyer agrees to buy from the Seller for the price and on the terms and conditions set forth hereafter all of the following described property and improvements situate in Klamath County, State of Oregon, to-wit:

All that certain real property more particularly described and set forth on Exhibit "A" which is attached hereto and by this reference made a part hereof.

SUBJECT TO: 1976-77 real property taxes which are now a lien, but not yet payable, and all future real property taxes & assessments; rights of the public & of governmental bodies in that portion of the above described property lying below the high water mark of Williamson River & the ownership of the State of Oregon in that portion lying below the high water mark thereof; regulations, including levies, assessments, water & irrigation rights & easements for ditches & canals, of Modoc Irrigation District; reservations, restrictions, easements and rights of way of record, and those apparent on the land.

The purchase price thereof shall be the sum of \$18,000.00, payable as follows: \$15,000.00 upon the execution hereof; the balance of \$3,000.00 shall be paid in monthly installments of \$61.00 including interest at the rate of 8% per annum on the unpaid balances, the first such installment to be paid on the *25th* day of September, 19 *76*, and a further and like installment to be paid on or before the *25th* day of every month thereafter until the entire purchase price, including both principal and interest, is paid in full.

It is mutually agreed as follows:

1. Interest as aforesaid shall commence from date hereof. Buyer shall be entitled to possession of the property as of date hereof.
2. After date hereof Buyer shall have the privilege of increasing any payment or prepaying the entire balance with interest due thereon to the date of payment;
3. Buyer shall pay promptly all indebtedness incurred by their acts which may become a lien or purported lien, upon said property, and shall regularly and before the same shall become delinquent, pay all taxes, including adjustment of same for any reason, assessments, liens, purported liens, and encumbrances of whatsoever kind affecting said property after this date, provided, all such taxes, assessments and charges for the current year shall be pro-rated as of date hereof and in the event Buyer shall fail to so pay, when due, any such matters or amounts required by Buyer to be paid hereunder, or to procure and pay seasonably for insurance, Seller may pay any or all such amounts and any such payment shall be added to the purchase price of said property on the date such payments are made by Seller and such amount shall bear interest at the same rate as provided above, without waiver, however, of any right arising to Seller for Buyer's breach of contract, and, in such event or events, the escrow holder is hereby directed and authorized to so add such amounts to the contract balance upon being tendered a proper receipt therefor;
4. Buyer shall keep the buildings on said property insured against loss or damage by fire or other casualty in an amount not less than the insurable value thereof with loss payable to the parties hereto and the interests herein reflected, if any, all, as their interests appear at the time of loss, all uninsured losses shall be borne by Buyer, on or after the date Buyer becomes entitled to possession;
5. Buyer agrees that all improvements now located or which shall hereafter be placed on the property, shall remain a part of the real property and shall not be removed at any time prior to the expiration of this agreement without the written consent of Seller. Buyer shall not commit or suffer any waste of the property, or any improvements thereon, or alteration thereof, and shall maintain the property, improvements and alterations thereof, in good condition and repair; provided, Buyer shall not make or cause to be made any major improvement or alteration to the property without first obtaining the written consent of Seller;
6. Seller shall upon the execution hereof make and execute in favor of Buyer a good and sufficient deed conveying said property free and clear of all liens and encumbrances, except as herein provided, and which Buyer assumes, unless otherwise therein provided, and will place said deed, together with one of these agreements in escrow at First National Bank of Oregon, Klamath Falls, Oregon, and shall enter into written escrow instructions in form satisfactory to said escrow holder and the parties hereto, instructing said escrow holder that when, and if, Buyer 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 deed to Buyer, but in case of default by Buyer said escrow holder shall, on demand, surrender said instruments to Seller;
7. Until a change is requested, all tax statements shall be sent to the following address:
Oleh Zozulenko
3423 West 188th St.
Torrance, California

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13693

PROVIDED, FURTHER, that in case Buyer 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 Seller 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 Buyer derived under this agreement shall utterly cease and determine, and the premises aforesaid shall revert and revest in Seller without any declaration of forfeiture or act of re-entry, and without any other act by Seller to be performed and without any right of Buyer 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 Buyer, while in default, permit the premises to become vacant, Seller may take possession of same for the purpose of protecting and preserving the property and his security interest herein, and in the event possession is so taken by Seller he shall not be deemed to have waived his right to exercise any of the foregoing rights.

In the event suit or action is instituted to enforce any of the terms of this contract, the prevailing party shall be entitled to recover from the other party such sum as the court may adjudge reasonable as attorney's fees at trial or on appeal of such suit or action, in addition to all other sums provided by law.

Buyer further agrees that failure by Seller at any time to require performance by Buyer of any provision hereof shall in no way affect Seller's right hereunder to enforce the same, nor shall any waiver by 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.

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

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

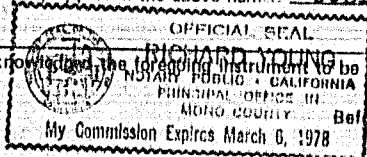
Judith L. Scherzer
Seller

O. Zozulenko
Buyer

CALIFORNIA
STATE OF OREGON, County of Mono ss. August 25, 19 76

Personally appeared the above named JUDITH L. SCHERZER, aka JUDITH L. LONG

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



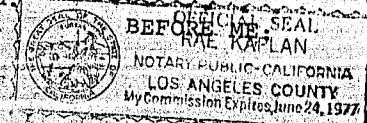
Before me: Richard J. Spung
Notary Public for Oregon California
My Commission expires: 3/6/78

STATE OF CALIFORNIA

County of Los Angeles

ss. August 30, 19 76

Personally appeared the above named OLEH ZOZULENKO
and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me: Rae Kaplan
Notary Public for Oregon California
My Commission expires: June 24, 1977

EXHIBIT. "A"

13694

The following described real property in Klamath County, Oregon:

A tract of real property in Government Lots 32 and 29 in Section 16, Township 35 South, Range 7 East of the Willamette Meridian, particularly described as follows:

Beginning at the quarter section corner on the South boundary of Section 16, Township 35 South, Range 7 East of the Willamette Meridian; thence North along the center line of Section 16, a distance of 1320.0 feet, more or less, to the Northwest corner of Government Lot 33, which corner is monumented with a 3/4" iron pipe; thence East along the North boundary of Lot 33, a distance of 323.30 feet, more or less, to a point on the Easterly right of way boundary of U.S. Highway Number 97, which point is monumented with a 3/4" iron pipe; thence South 2° 22' West along said right of way boundary a distance of 333.30 feet to a 3/4" iron pipe marking the Northwest corner of that parcel of land recorded in Volume 363 at page 58, Deed Records of Klamath County, Oregon; thence following along the bounds of said parcel of land, North 62° 07' East 629.30 feet; East 454.20 feet; South 95.00 feet; and East 107.27 feet; thence leaving said bounds and bearing North 41° 03 1/2' East 155.48 feet to a 1/2" steel rod; thence North 51° 10' West 56.0 feet to a 1/2" steel rod; thence North 45° 50' East 265.4 feet to a 1/2" steel rod; thence North 23° 36' East 330.0 feet to a 1/2" steel rod marking the true point of beginning of this description; thence South 55° 39' East 671.3 feet, more or less, to the waterline of Williamson River, marked with a 1/2" steel rod; thence along said waterline upstream, to the Northeast corner of Government Lot 29, marked with a 1" steel axle; thence West along the North boundary of said Lot 29 to a point which bears North 55° 39' West from the true point of beginning of this description; thence South 55° 39' East to said true point of beginning.

ALSO the right to use and maintain an existing roadway for ingress and egress to and from the land above described from U. S. Highway #97, the centerline of said roadway being particularly described as follows:

Beginning at a 3/4" iron pipe at the intersection of the Easterly right of way boundary of U.S. Highway #97 and the North boundary of Lot 33, Section 16, Township 35 South, Range 7 East of the Willamette Meridian; thence South 2° 22' West along said right of way boundary a distance of 178.4 feet to the true point of beginning of this description; thence North 73° 56' 40" East a distance of 572.20 feet to a point which bears South 20.00 feet from the North boundary of Lot 33; thence East parallel with the North boundary of Lots 33 and 32 a distance of 552.87 feet; thence North 45° 50' East 335.34 feet; thence North 23° 36' East 330.2 feet.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Pub: Trans

I hereby certify that the within instrument was received and filed for record on the 1st day of SEPTEMBER A.D., 19 76 at 3:51 o'clock P. M., and duly recorded in Vol. M 76 of DEEDS on Page 13692.

FEE 9.00

WM. D. MILNE, County Clerk

Wm D Milne