

A-27238

FORM No. 147, CONTRACT—REAL ESTATE—Partial Payments.

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR 97204

TK

18496

CONTRACT—REAL ESTATE

Vol. 76 Page 13751

THIS CONTRACT, Made the 1ST day of SEPTEMBER, 1976, between  
RALPH H. FRANTZ AND NENA R. FRANTZ, HUSBAND AND WIFE

of the County of KLAMATH and State of CALIFORNIA, hereinafter called  
the first party, and GERALD P. VROMAN AND MARY VROMAN, HUSBAND AND WIFE

of KLAMATH and State of OREGON hereinafter called the second party,

WITNESSETH, That in consideration of the stipulations herein contained and the payments to be made  
as hereinafter specified, the first party hereby agrees to sell, and the second party agrees to purchase, the follow-  
ing described real estate, situate in the County of KLAMATH, State of OREGON, to-wit:

BEGINNING 440 FEET WEST OF THE SOUTHEAST CORNER OF THE SW $\frac{1}{4}$ NE $\frac{1}{4}$  OF  
SECTION 25, TOWNSHIP 24 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN;  
THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SW $\frac{1}{4}$ NE $\frac{1}{4}$  1320 FEET, MORE  
OR LESS, TO THE NORTH LINE OF SAID SW $\frac{1}{4}$ NE $\frac{1}{4}$ ; THENCE WEST ALONG THE NORTH  
LINE OF SAID SW $\frac{1}{4}$ NE $\frac{1}{4}$ , 220 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE  
OF SAID SW $\frac{1}{4}$ NE $\frac{1}{4}$ , 1320 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID SW $\frac{1}{4}$   
NE $\frac{1}{4}$ , THENCE EAST ALONG THE SOUTH LINE OF SAID SW $\frac{1}{4}$ NE $\frac{1}{4}$  220 FEET TO THE  
POINT OF BEGINNING.  
EXCEPT, THAT PORTION OF DESCRIBED PROPERTY LYING WITHIN THE ODELL-CRESCENT  
COUNTY ROADWAY.

for the sum of NINE THOUSAND AND NO/100THS+++++Dollars (\$9,000.00...)  
on account of which ONE THOUSAND AND NO/100THS+++++Dollars (\$1,000.00...)  
is paid on the execution hereof (the receipt of which is hereby acknowledged by the first party), and the re-  
mainder to be paid to the order of the first party with interest at the rate of 8% per cent per annum from  
SEPTEMBER 1, 1976, on the dates and in amounts as follows: BALANCE: 8,000.00

MONTHLY PAYMENTS OF NOT LESS THAN 75.00 PER MONTH INCLUDING INTEREST  
AT 8% PER ANNUM. FIRST PAYMENT DUE THE FIRST DAY OF OCTOBER, 1976  
AND LIKE PAYMENT THE SAME DAY OF EACH MONTH THEREAFTER UNTIL BOTH  
INTEREST AND PRINCIPAL IS PAID IN FULL.

PURCHASER MAY PAY ANY OR ALL OF THE UNPAID BALANCE AT ANYTIME WITHOUT  
PENALTY.

PURCHASER IS BUYING UPON HIS OWN INSPECTION AND NOT SOLELY UPON CLAIMS  
BY SELLER.

PURCHASE PRICE INCLUDES A RESERVED WATER METER IN CRESCENT WATER ASSOCIATION.

The buyer (also called second party) 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.

Taxes for the current tax year shall be prorated between the parties hereto as of the date of this contract. The second party, in consideration  
of the premises, hereby agrees to pay all taxes hereafter levied and all public and municipal liens and assessments hereafter lawfully imposed upon  
and premises, all promptly and before the same or any part thereof become past due, that he will keep all buildings now or hereafter erected on  
said premises insured in favor of the first party against loss or damage by fire (with extended coverage) in an amount not less than \$

in a company or companies satisfactory to first party, and will have all policies of insurance on said premises made payable to the first party as first  
party's interest may appear and will deliver all policies of insurance on said premises to the first party as soon as insured. All improvements placed  
thereon shall remain, and shall not be removed before final payment be made for said above described premises.

(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-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.

RALPH H. FRANTZ ET UX

P.O. BOX 176  
CRESCENT, OREGON 97733  
SELLER'S NAME AND ADDRESS

GERALD P. VROMAN  
P.O. BOX 147  
CRESCENT, OREGON 97733  
BUYER'S NAME AND ADDRESS

After recording return to:

DE MAL'S ESCROW SERVICE INC.

P.O. BOX 685  
LAPINE, OREGON 97739  
NAME, ADDRESS, ZIP

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

GERALD P. VROMAN  
P.O. BOX 147  
CRESCENT, OREGON 97733  
NAME, ADDRESS, ZIP

STATE OF OREGON.

County of } ss.

I certify that the within instru-  
ment 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

SPACE RESERVED  
FOR  
RECORDER'S USE

**THIRTY**

The first party agrees that at his expense and within \_\_\_\_\_ days from the date hereof, he will furnish unto second party a title insurance policy insuring (in an amount equal to said purchase price) marketable title in and to said premises, the first party 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. First party 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 second party, his heirs and assigns, free and clear of encumbrances as of the date hereof, said free and clear of all encumbrances since said date placed, permitted or arising by, through or under first party, excepting, however, the said easements and restrictions and the taxes, municipal fees, sewer rates and public charges so assumed by the second party and further excepting all liens and encumbrances created by the second party or his assigns.

But in case the second party shall fail to make the payments aforesaid, or any of them, punctually and upon the strict terms and at the times so 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 of the essence of this agreement), the first party shall have the following rights: (1) to declare this contract null and void, (2) to declare the whole unpaid principal balance of said purchase money due and payable at once and (3) to foreclose this contract agreement, shall utterly cease and determine, and the premises aforesaid shall revert and remain in the sole and exclusive favor of the second party derived under this sure or act of re-entry, or without any other act by first party to be performed and without any right of the second party of reclamation or compensation for money paid or for improvements made as absolutely fully and perfectly as if this agreement had never been made.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 9,000.00

And in case suit or action is instituted to foreclose this contract or to enforce any of the provisions thereof, second party agrees to pay such sum as the trial court may judge 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 buyer further promises to pay such sum as the appellate court shall adjudge reasonable as plaintiff's attorney's fees on such appeal.

The second party further agrees that failure by the first party at any time to require performance by the second party of any provision hereof shall in no way affect first party's right hereunder to enforce the same, nor shall any waiver by said first party of any breach of any provision hereof be held to be a waiver of any succeeding breach thereof or as a waiver of the provision itself.

hereof be held to be a waiver of any succeeding breach thereof or as a waiver of the provision itself. In construing this contract, it is understood that the first party or the second party 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 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.

*Gerald P. Thomann*

Mary Kroman

Directors.  
Ralph H. Grant

Nena R. Frantz

**NOTE**—The sentence between the symbols © If not nullified by symbol \_\_\_\_\_ shall be \_\_\_\_\_ GPO 92-030.

STATE OF OREGON, )  
County of DESCHUTES ) ss.

STATE OF OREGON, County of ..... ) ss.

Personally appeared \_\_\_\_\_, 19\_\_\_\_, and \_\_\_\_\_

Personally appeared the above named RALPH H.  
AND NETA B. FRANTZ

each for himself and not one for the other, did say that the former is the president and that the latter is the vice president.

and acknowledged the foregoing instru-

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: *Charles G. Hefner*  
(OFFICIAL)

Notary Public for Oregon  
My commission expires 1-25-80

*Notary Public for Oregon*

(5541)

Section 1 of Chapter 618, General Laws, 1955, c. 618, § 1

Section 4 of Chapter 618, Oregon Laws 1975, provides:

“(1) All instruments containing in convey for 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 conveyor not later than 15 days after the instrument is executed and the acknowledgment is made.”

"(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 at request of KLWATH COUNTY TITLE CO

this 2nd day of SEPTEMBER A. D. 1976 at 11:42 o'clock A. M., and

duly recorded in Vol. N 76, of DEEDS on Page 13751

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Hazel Drazile