

N. S. CROWLEY
ATTORNEY AT LAW
17087 SOUTH BELLFLOWER BOULEVARD
BELLFLOWER, CALIFORNIA
TELEPHONE 7-4629

76 SEP 7 AM 9 21

18591

13892

AGREEMENT FOR SALE OF REAL ESTATE, Vol. 1176 Page 1

THIS AGREEMENT made this 17th day of January, 1976, by and between DOROTHY M. WADLOW, a married woman, as "SELLER" and MICHAEL G. VOIGHT and DEBRA D. VOIGHT, husband and wife, as joint tenants, as to an undivided one-half interest and EVERETT O. STEVENS and JOYCE B. STEVENS, husband and wife, as joint tenants, as to an undivided one-half interest,

WITNESSETH:

That the said Seller, in consideration of the covenants and agreements hereinafter contained and made, by and on the part of the said Buyers, agree to buy all of that certain real property, situated in the County of Klamath, State of Oregon, described as follows:

Lots 7 and 8, Block 71, Klamath Falls Forest Estates,

Highway 66 Unit, Plat No. 3

for the sum of THREE THOUSAND DOLLARS (\$3,000.00) and the Buyers, in consideration of the premises, agree to buy and to pay to the Seller, the said sum of \$3,000.00 as follows:

\$1,500.00 payable herewith, receipt of which is hereby acknowledged.

\$1500.00 payable at the rate of \$75.00 or more per month, without interest, commencing on February 1, 1976 and continuing at said rate until paid in full.

Buyers agree to pay all taxes hereinafter levied on said property when and as they become due and shall be responsible therefor.

Possession is delivered to Buyers herewith. In the event of suit to enforce any of the covenants and conditions of this agreement, the successful party shall be entitled to recover, in addition to all legal costs, a reasonable attorneys fee to be fixed by the Court.

Time is of the essence of this agreement, and should the Buyers fail to comply with the terms hereof, then the Seller may, at her option, be released from all obligation in law and in equity, to convey said property, and the Buyers shall thereupon forfeit all right thereto and to all moneys

theretofore paid under this contract, as liquidated damages, but the Seller, on receiving the full payments at the times and in the manner mentioned, agrees to execute and deliver to Buyers, or assigns, a good and sufficient deed to the premises above described, and to furnish a title policy showing clear and merchantable title in the Buyers.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands the day and year first above written.

Dorothy E. Wadlow Jan 17, 76
DOROTHY E. WADLOW
10009 San Antonio
South Gate, California

Seller

Michael G. Voight 17 Jan 76
MICHAEL G. VOIGHT

Debra D. Voight Jan 17, 1976
DEBRA D. VOIGHT
4654 Lakewood Blvd.
Long Beach, California

Everett O. Stevens 1-22-76
EVERETT O. STEVENS

Joyce B. Stevens 1-22-76
JOYCE B. STEVENS
810 Samone Ct., Manchester, Missouri
Buyers

N. S. CROWLEY
ATTORNEY AT LAW
17037 SOUTH BELLFLOWER BOULEVARD
BELLFLOWER, CALIFORNIA
TORREY 7-4829

Tape Same:

*Ret. Michael G. Voight
4654 Lakewood Blvd
Long Beach, Calif 90805*

Page Two

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 7th day of September A.D., 19 76 at 9:21 o'clock A.M., and duly recorded in Vol M76 of Deeds on Page 13892.

FEE \$6.00

WM. D. MILNE, County Clerk

By *Sarah DeCarle* Deputy