FORM No. 854—(Truth-in-Lending Series)—CONTRACT—REAL ESTATE—Partial Payments—Deed in Escroye (Individually Corporated LASCS)

(This contract should be executed in triplicate, acknowledged by seller and recorded in the deed records.) 38-11371-E THIS CONTRACT, Made this 17 day of September , 19...76, between , hereinafter called the seller, EVELYN M. WOLFORD and ALBERT R. SEMONE and JEANNINE M. HURLBURT, not as tenants in common but with the right of survivorship , hereinatter called the buyer, mon but with the right of survivorship and agreements herein contained, the 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:

A portion of a tract of land situated in the Sine is of Section 34, Township 35 South Range 10 East of the Willemath Monidate A portion of a tract of land Situated in the Santa of Section 34, Township 35 South, Range 10 East of the Willamette Meridian, more particularly described as follows: The Easterly 230 feet of property described as beginning at a point on the East right of way line of a public road, said point being North 89°48'10" East a distance of 60.00 feet South 00°16'52" point being North 89"48'10" East a distance of 60.00 feet South 00"16'52" West a distance of 785.00 feet from the Northwest corner of the SW4NE4 of said Section 34; thence South 00"16'52" West along the East right of way 1 ine of said road, a distance of 362.50 feet; thence East a distance of 603.85 feet; thence West a distance of 602.07 feet; more or less, to the point of beginning. * Thence North a distance of 362.50 feet; point of beginning. * Thence North a distance of 362.50 feet; for the sum of Four Thousand Five Hundred and no/100 ---- Dollars (\$4,500.00 ----) (hereinafter called the purchase price) on account of which One Thousand Two Hundred Fifty. hereby is acknowledged by the seller), and the remainder to be paid at the times and in amounts as follows, hereby is acknowledged by the seller), and the remainder to be paid at the times and in amounts as tollows, to-wit: The balance of \$3,250.00 shall be paid by Buyers to Seller as follows: Not less than \$66.68 each month including interest on the deferred balances at the rate of 8½% per annum. The first monthly payment shall be made on or before October /7½, 1976 and like payment shall be made on or before the 17½ day of each and like payment shall be made on or before the 17½ day of each and every month thereafter until the full purchase price, both and every month thereafter until the full. Interest to begin principal and interest, is paid in full. Interest to begin September 17, 1976, payable monthly, to be first deducted from the regular monthly installment, and the balance to be applied _**,** 1976 the regular monthly installment, and the balance to be applied upon the principal. until paid, interest to be paid MONTHLY and included in the mir being included in the mir being included in the mir being included in the mir ular payments above required. Taxes on said premises for the current tax year shall be provided between the parties hereto as of this date. (B) im more retains at severe in a severe in a relief to compare the comparency of the comparency of the contract. The buyer shall be entitled to possession of said lands on the contract. The buyer shall be entitled to possession of said lands on the contract. The buyer agrees that at all times he will keep the buildings on said premises, now or hereafter evere deciding and repair and will not suffer or permit any waste or strip thereof; that he will keep said premises free from mechanics and all of deciding and repair and will not suffer or permit any waste or strip thereof; that he will keep said premises free from mechanics and all of all costs and altorney's fees incurred by him in defending against any such life and save the selfer harmless thereform and reimbures seller for all costs and altorney's fees incurred by him in defending against any such life in description of the same of all costs and altorney's less incurred by him in defending against any such life in the cost of the same of all costs and all ones of the cost of t manufact buildings now to here the series which the series with the series of the series with the series of the series with th the easements, building and other restrictions now of record, if any, and and has placed said deed, together with an executed copy of this contract and the title insurance policy mentioned above, in escrow with First Federal Savings & Loan Assn.

and the title insurance policy mentioned above, in escrow with heter and little insurance policies, to the order of the buyer his heirs an upon the payment of the purchase price and till compliance by the buyer with the term of this agreement. The buyer agrees to pay the upon the payment of the purchase price and till compliance by the buyer with the term of this agreement. The buyer agrees to pay the appropriate the purchase price and the precision of the use a said purchase price and the respective installments thereof, promptly at the times provided therefor, to the said escrow agent to the use a said purchase price and the respective installments thereof, promptly at the times provided therefor, to the said escrow agent to the use of the seller. The escrow fee of the escrow agent shall be paid by the seller and buyer in equal shares; the collection charges of said agent shall be paid by the seller and buyer in equal shares; of the seller. The escrow fee of the excrow agent shall be paid by the seller and buyer in equal shares; the collection charges of said agent shall be paid by the seller and buyer in equal shares; the collection charges of said agent shall be paid by the seller and buyer in equal shares; the collection charges of said agent shall be paid by the seller and buyer in equal shares; the collection charges of said agent shall be paid by the seller and buyer in equal shares; the collection charges of said agent shall be paid by the seller at his option and payered between said parties that time is of the saster of this contract, and in case the buyer shall fail to make the following rights: (1) to desire this individuals and of the contract thereon at once due and payable them, buyer as account of the period of the parties of the seller at his option shall never be the right of the possession of the premise account of the period of the purchase of said property as absolutely of the seller buyer hereunder shall every to one restormation to make the seller without any act of re-entry, or one of the purchase of said property as absolutely and perfectly as it this contract and such passes of the seller without any act of re-entry, or one of the purchase of said property as absolutely and perfectly as it this contract and such seller in the performance of the purchase of said property as absolutely and perfectly as it this contract and such seller with all the improvement of the purchase of said property as absolutely and perfectly as it this contract and such seller with all the improvement of the purchase of said property as absolutely and perfectly as it this contract and such seller with all the improvement of the purchase of said property as a seller of the purchase of said property as a seller of the purchase of said property as a seller of the purchase of said property as a seller of the purchase of the pu IN WITNESS WHEREOF, said parties have executed this instrument in triplicate; 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. Molecular thereing the state of Until a change is requested, all tax statements shall be sont to the following name and address

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