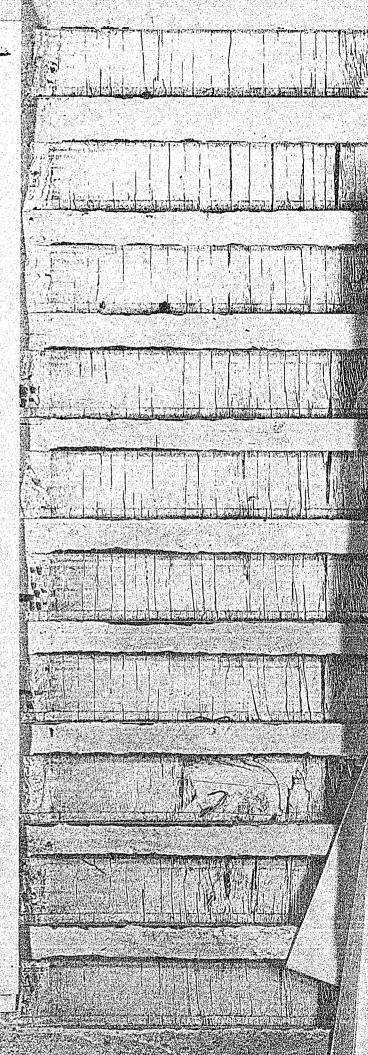
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19310 TWO RIVERS NORTH M76 rage _______

CONTRACT FOR THE SALE OF REAL ESTATE

OREGON LTD., herein called Seller, and Raymond H. herein called Buyer:		
AGREEMENT: Seller agrees to sell, and Buyer agrees to buy, real propert	y and its appurtenances describ	ed as:
Lot 11 , Block 14 , Tract No. 1042, Two River I	North, situated in Section 36, T	25 S, and Section 1, T 26 S,
R 7 E, W. M., Klamath County, Oregon. Subject to to	he 1976-77 Real Freps	rty Taxos
Shall be paid as follows: (a) Cash Price		2.795.00
(b) Down Payment: (cash check note other)	Base CB Radio	\$ <u>495.00</u>
(c) Unpaid Balance of Cash Price (Amount to be financed) (line a minus line b)	ing duning Julius de Santaganist. Din magning dan Sintagan den Santagan	. 2.300.00
(d) FINANCE CHARGE 818 00 Empress Page	\$6 00 Pagameters	\$ 878.56
(e) OTHER CHARGES (f) ANNUAL PERCENTAGE RATE	• Aceas resconding	\$ <u> </u>
(g) Deferred Payment Price (a+d+e)		s 3.673.56
(h) Total of Payments (c+d+e)		once at Eight & one half
Buyer will pay the remainder of the purchase price, with interest percent (equal monthly payments of	
and on the same day of each succeeding calendar month thereafter u	그러는 등 경우에도 하지않는 사기를 맞았다는 것 같아 등 기계를 받았다.	나는 이 그는 무섭한 이에 중요하다 하는 그 모양 아이들에 그 때문을 받는
Seller. (If Buyer pays the entire balance within six months from dat paid and waive all unpaid accrued interest. Buyer may at any time p	e of this Agreement, Seller will give	credit for all interest previously
unearned interest.) .Payable at the office of the Seller, P.O. Box 792,	Bend, Oregon 97701.	
"NOTICE" See other side This property will be used as principal residents. See Sec. 2 of Tru be used as principal residence, initial		initial. This property will not
be used as printiple residence, initial	ents that he has personally been o	n the property described herein.
NOTICE TO	O BUYER	
You have the option to void your contract or agreement by	notice to the Seller if you do n	ot receive a property report
prepared pursuant to the rules and regulations of the Offic Housing and Urban Development, in advance of, or at the tin	of Interstate Land Sales Regis	tration, U.S. Department of
the property report less than 48 hours prior to signing the o	contract or agreement you have	the right to revoke the con-
tract or agréement by notice to the Seller until midnight of transaction. A business day is any calendar day except Sur	the third business day following	ng the consummation of the
Washington's Birthday, Memorial Day, Independence Day,	Labor Day, Columbus Day, \	eteran's Day, Thanksgiving
Washington's Birthday, Memorial Day, Independence Day,	Labor Day, Columbus Day, \	eteran's Day, Thanksgiving
Washington's Birthday, Memorial Day, Independence Day, and Christmas.	Labor Day, Columbus Day, \	eteran's Day, Thanksgiving
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Washington's Birthday, Memorial Day, Independence Day, and Christmas. SELLER D-CHUTES ESTATES OREGON LTD. Broker Dan David & Associates Ltd.	Labor Day, Columbus Day, \	Veteran's Day, Thanksgiving
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Buyer shall be entitled to possession of said practises on the date of this dentitact and shall have the right to remain in possession so long as Buyer is not in default under the terms of this comfract.

Buyer has purchased the property solely upon Buyer's own personal inspection and in its present actual condition and has not relied uppn any warranties or representations made by the Seller, or by any agent of the Seller.

warranty of Title:

Seller warrants and represents to Buyer that Seller owns the property in fee simple free from all encumbrances except subject to restrictions in the patent from the United States Government and the State of Oregon, restrictions in the dedication of the plat, the regulations and rules of Klamath County, and restrictions of fecord in the official files of the County Cleak of Klamath County and restrictions of fecord in the official files of the County Cleak of Klamath County and restrictions of fecord in the official files of the County Cleak of Klamath County and restrictions of fecord in the official files of the County Cleak of Klamath County and restrictions of fecord in the official files of the County Cleak of Klamath County and restrictions of fecord in the official files of the County Cleak of Klamath County and restrictions of fecord in the official files of the County Cleak of Klamath County and restrictions of fecord in the official files of the County Cleak of Klamath County and restrictions of fecord in the official files of the County Cleak of Klamath County and restrictions of fecord in the official files of the County Cleak of Klamath County and restrictions of fecord in the official files of the County Cleak of Klamath County and restrictions of fecord in the official files of the County Cleak of Klamath County and restrictions of fecord in the official files of the County Cleak of Klamath County and restrictions of fecord in the official files of the County Cleak of Klamath County and restrictions of fecord in the official files of the County Cleak of Klamath County and restrictions of fecord in the official files of the County Cleak of Klamath County and County and County Cleak of County Clea

Spller warrants that Seller will make all payments on any contracts, mortgages, liens, judgments or other encumbrances outstanding which Seller has incurred during or prior to this contract as the same fall due except this year's taxes, which that in the event of Seller shallare so to do not be such payments and take credit on this contract at Buyer's option. Payment of Taxes and Other Lines:

Buyer will pay all liens which Buyer permits or which may be lawfully imposed upon the property promptly and beforenthe have or any part thereof become description, the evancion the Buyer shall allow the taxes or other assessments upon the property to become delinquent or shall fail to pay any lien or liens imposed or permitted upon the

Use of Property: ၂ ု ၉၉ Buyer agrees not to abuse, misuse or waste the property, real or personal, described in this contract and to main-

Buyer agrees not to aduse, misses of waste the property, rear or personal, assume that the property in good condition.

Seller warrants and represents to Buyer that Seller has obtained preliminary subsurface sewage disposal approval. Seller further warrants to Buyer that if during the first year after this pruchase Buyer can not obtain an individual approval on said lot Seller will make full refund of all monies to Buyer. Seller further agrees to pay the cost of well drilling beyond a depth of 50', if water is not obtained at a higher level. Roads:

Seller will maintain dedicated roads in subdivision until January 1, 1976 but not including snow removal. Buyer's Deed:

When the Buyer pays and performs this contract in full, Seller shall give to Buyer, or Buyer's heirs or assigns, a good and sufficient warranty deed conveying good and merchantable title in fee simple, free and clear of encumbrances excepting liens and encumbrances suffered or permitted by the Buyer or Buyer's heirs or assigns and subject to restrictions in the patent from the United States Government and the State of Oregon, restrictions in the dedication of the plat, the regulations and rules of Klamath County, and restrictions of record in the official files of the County Clerk of Klamath County.

Seller's Remedies:

Time is of the essence of this contract and Buyer agrees to promptly make all payments when due and to fully and promptly perform all other obligations of this contract. In the event of default by the Buyer upon any of the terms

and conditions contained herein and after 30 days written notice of default by Seller:

(1) Seller may declare this contract terminated and at an end and upon such termination, all of Buyer's right, title and interest in and to the described property shall immediately cases. Seller, shall be entitled to the immediate possession of the described property; may forcibly enter and take possession of said property removing Buyer and his effects; and all payments theretofore made by Buyer to Seller and all improvements or fixtures placed on the described property shall be retained by the Seller as liquidated damages, on in the afternative.

[2] Seller may, at his option, declare the entire unpaid principal plannes of the purchase price with the reconstruction at once due and payable, and foreclose this contract by strict foreclosure in equity; and uopn the filing of such suit all of the Buyer's right, title and interest in and to the above-described property shall immediately cease. Seller

suit all of the Buyer's right, title and interest in and to the above-described property shall immediately cease. Seller shall be entitled to the immediate possession of said property; may forcibly enter and take possession of said property removing Buyer and his effects and all payments theretofore made by Buyer to Seller and all improvements or fix tures placed on the described reak property shall be retained by the Seller as liquidated damages. Such right to possession in the Seller shall not be deemed inconsistent with the suit for strict foreclosure but shall be infurtherance thereof; and mathe Buyer shall refuse to deliver possession upon the filing of such suit. Buyer, by the exceller immediately upon the filing of any suit for strict foreclosure without file necessity of the Seller immediately upon the filing of any suit for strict foreclosure without file necessity of the Seller posting a bond or having a receiver appointed or in the alternative.

(3) Seller shall have the right to declare the entire unpaid principal balance of the surchase price with interest thereon at once due and payable, and in such event, Seller may either bring an action at law for the balance due, thereby waiving the security, or in the alternative, flay file suit in equity for such unpaid balance of principal and interest and have the property sold at judicial sale with the proceeds thereof applied to the court costs of such suits, attorney's fees, and the balance due Seller, and may recover a deficiency judgment against the Buyer for any unpaid balance remaining on this contract.

unpaid balance remianing on this contract.

If suit or action is institued to enforce any of the provisions of this contract, the prevailing party shall be entitled to such sums as the court may adjudge reasonable as attorney's fees in said suit or action in any court including any appellate Educt in addition to costs, and disbursements provided by statute. Prevailing party shall also recover cost of

Waiver of Breach of Contract The parties agree that failure by either party at any time to require performance of any provision of this contract, shall in no way affect the right to enforce that provision or be held a waiver of any separate broadly of any such

STATE OF OREGON; COUNTY OF KLAMATH; ss.

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