

TK

20071

CONTRACT—REAL ESTATE

OCT 1976

NOTARY

THIS CONTRACT, Made this 1<sup>st</sup> day of September, 19 76, between  
George A. Martin and Ivamay E. Martin

Raymond E. Colfax and Mary Jane Colfax, husband and wife, and Fred W. Koehler, Jr. and Charlotte M. Koehler, husband and wife, each as to an undivided one-half interest

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: The NE $\frac{1}{4}$  of NE $\frac{1}{4}$  and the East  $\frac{1}{2}$  of the NW $\frac{1}{4}$  of Section 21, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Subject, however, to the following:

1. The rights of the public in and to that portion of the premises herein described lying within the limits of existing roads.
2. Unrecorded Contract of Sale between Gienger Enterprises, Inc., as Seller, and Robert Greenland and Thelma Ruth Greenland, as Buyers, which Contract Vendees do not assume and agree to pay and Vendors covenant to and with Vendees that they will hold them harmless therefrom;

for the sum of Thirty-Six Thousand and No/100ths-----Dollars (\$36,000.00)

(hereinafter called the purchase price) on account of which Ten Thousand and No/100ths-----Dollars (\$10,000.00) is paid on the execution hereof (the receipt of which is

hereby acknowledged by the seller), and the remainder to be paid to the order of the seller at the times and in amounts as follows, to-wit: As part of the consideration herein Buyers agree to assume and pay that certain unrecorded Contract of Sale dated 10-1-69 - Robert Greenland, et ux, Sellers, and George A. Martin, et ux, Buyers, Escrow No. 83-497, with a present unpaid balance of \$5,884.47 with interest paid to 6-15-76, which is escrowed at U. S. National Bank of Oregon, Chiloquin Branch, Chiloquin, Oregon; and the remainder to be paid to the order of the Sellers at the times and in amounts as follows, to-wit: \$20,115.53 with interest at the rate of 7% from September 1, 1976, is payable in installments of not less than \$140.00 per month, the first installment to be paid on the 1<sup>st</sup> day of October, 1976, and a further installment on the 1 day of each month thereafter until the full balance and interest are paid in full.

The buyer warrants 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,

(B) for an organization or (even if buyer is a natural person) is for business or commercial purposes other than agricultural purposes.

All of said purchase price may be paid at any time; all delinquent balances of said purchase price shall bear interest at the rate of 7 per cent per annum from Sept. 1, 1976 until paid, interest to be paid monthly and being included in the minimum regular payments above required. Taxes on said premises for the current tax year shall be prorated between the parties hereto as of the date of this contract.

The buyer shall be entitled to possession of said lands on closing, 19 76, and may retain such possession so long as he is not in default under the terms of this contract. The buyer agrees that at all times he will keep the buildings on said premises, now or hereafter erected, in good condition and repair and will not suffer or permit any waste or strip thereof; that he will keep said premises free from mechanic's liens and all other liens and save the seller harmless therefrom and reimburse seller for all costs and attorney's fees incurred by him in defending against any such liens; that he will pay all taxes hereafter levied against said premises, as well as all water rents, public charges and municipal liens which hereafter lawfully may be imposed upon said premises, all promptly before the same or any part thereof become past due; that at buyer's expense, he will insure and keep insured all buildings now or hereafter erected on said premises against loss or damage by fire (with extended coverage) in an amount not less than \$ Value in a company or companies satisfactory to the seller, with loss payable first to the seller and then to the buyer as their respective interests may appear and all policies of insurance to be delivered to the seller as soon as insured. Now if the buyer shall fail to pay any such liens, costs, water rents, taxes, or charges or to procure and pay for such insurance, the seller may do so and any payment so made shall be added to and become a part of the debt secured by this contract and shall bear interest at the rate aforesaid, without waiver, however, of any right arising to the seller for buyer's breach of contract.

The seller agrees that at his expense and within 30 days from the date hereof, he will furnish unto buyer a title insurance policy insuring (in an amount equal to said purchase price) marketable title in and to said premises in the seller 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. Seller 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 buyer, his heirs and assigns, free and clear of encumbrances as of the date hereof and free and clear of all encumbrances since said date placed, permitted or arising by, through or under seller, excepting, however, the said easements and restrictions and the taxes, municipal liens, water rents and public charges so assumed by the buyer and further excepting all liens and encumbrances created by the buyer or his assigns.

(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-Ness 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-Ness Form No. 1307 or similar.

George A. Martin, et ux

SELLER'S NAME AND ADDRESS

Raymond E. Colfax, et ux and  
and Fred W. Koehler, Jr., et ux

BUYER'S NAME AND ADDRESS

After recording return to:  
Mountain Title Company  
407 Main Street  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
1362 Lance Drive  
Tustin, California 92680

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,

at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/real number \_\_\_\_\_

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy



And it is understood and agreed between said parties that time is of the essence of this contract, and in case the buyer shall fail to make the payments above required, or any of them, punctually within ten days of the time limited therefor, or fail to keep any agreement herein contained, then the seller at his option shall have the following rights: (1) to declare this contract null and void; (2) to declare the whole unpaid principal balance of said purchase price with the interest thereon at once due and payable and for (3) to foreclose this contract by suit in equity, and in any of such cases, all rights and interest created or then existing in favor of the buyer as against the seller hereunder shall utterly cease and determine and the right to the possession of the premises above described and all other rights acquired by the buyer hereunder shall revert to and remain in said seller without any act of re-entry, or any other act of said seller to be performed and without any right of the buyer of return, reclamation or compensation for moneys paid on account of the purchase of said property as absolutely, fully and perfectly as if this contract and such payments had never been made; and in case of such default all payments theretofore made on this contract are to be retained by and belong to said seller as the agreed and reasonable rent of said premises up to the time of such default. And the said seller, in case of such default, shall have the right immediately, or at any time thereafter, to enter upon the land aforesaid, without any process of law, and take immediate possession thereof, together with all the improvements and appurtenances thereon or thereto belonging.

The buyer further agrees that failure by the seller at any time to require performance by the buyer of any provision hereof shall in no way affect his right hereunder to enforce the same, nor shall any waiver by said 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$36,000.00

In case suit or action is instituted to foreclose this contract or to enforce any of the provisions hereof, the buyer agrees to pay such sum as the court may adjudge 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 the 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.

In construing this contract, it is understood that the seller or the buyer 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 to corporations 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.

George A. Martin

Raymond E. Colfax

Mary Jane Colfax

Ivamay E. Martin

Fred W. Koehler

Charlotte M. Koehler

NOTE—The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.

STATE OF OREGON,

Klamath

County of

September Oct 8, 1976

STATE OF OREGON, County of

19

Personally appeared

and

George A. Martin, Ivamay E.

Personally appeared the above named

each for himself and not one for the other, did say that the former is the

Raymond E. Colfax, Mary Jane Colfax, Fred W.

president and that the latter is the

Koehler, Jr. and Charlotte M. Koehler

secretary of

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

a corporation, 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.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 8-12-77

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

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

(1) All instruments contracting to convey fee 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 conveyer not later than 15 days after the instrument is executed and the parties are bound thereby.

(2) Violation of subsection (1) of this section is a Class B misdemeanor.

(DESCRIPTION CONTINUED)

STATE OF CALIFORNIA

COUNTY OF Orange

On October 5, 1976

before me, the undersigned, a Notary Public in and for

said State, personally appeared Raymond E. Colfax and Mary Jane Colfax--

known to me to be the person S whose name S

subscribed to the within instrument and acknowledged to me that they executed the same.

WITNESS my hand and official seal.

Signature Lela M. Atkins

Lela M. Atkins

Name (Typed or Printed)



(This area for official notarial seal)



15961

Form 3001—(Individual) First American Title Company

STATE OF CALIFORNIA  
COUNTY OF CALIFORNIA

On SEPT. 27, 1976, before me, the undersigned, a Notary Public in and for  
said State, personally appeared FRED W. KOEHLER, JR.  
CHARLOTTE M. KOEHLER

known to me to be the person S whose name ARE  
subscribed to the within instrument and acknowledged to me  
that THEY executed the same.

WITNESS my hand and official seal

Signature [Signature]  
O. BEN PHILLIPS III  
Name (Typed or Printed)

OFFICIAL SEAL  
O. BEN PHILLIPS III  
NOTARY PUBLIC - CALIFORNIA  
PRINCIPAL OFFICE IN  
ORANGE COUNTY  
My Commission Expires Jan. 30, 1979

(This area for official notarial seal)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO  
this 11th day of OCTOBER, A. D. 19 76 at 8:52 o'clock AM. on  
duly recorded in Vol. N 76 of DEEDS on Page 15959  
FEE \$ 9.00  
Wm D. MILNE, County Clerk  
By [Signature]