

THIS CONTRACT, Made this 16 day of October, 1974, between
Robert H. Beetler and Dorothy Lee Beetler, husband and wife
and William W. King and Helga M. King, husband and wife

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: Lot 9 in Block 1 of NORTH BEAVER MARSH ADDITION, Klamath County, Oregon.

Subject, however, to the following:
1. Conditions and recitals, including the terms and provisions thereof, as set out in that certain deed to State of Oregon, by and through its State Highway Commission, recorded December 10, 1954, in Deed Volume 271 at page 112, Deed Records.
2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of North Beaver Marsh Addition,

for the sum of Twelve Thousand Five Hundred and No/100ths Dollars (\$12,500.00) (hereinafter called the purchase price) 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 seller), and the remainder to be paid to the order of the seller at the times and in amounts as follows, to-wit: Eleven Thousand Five Hundred and No/100ths (\$11,500.00) Dollars is payable as follows: On December 10, 1974 the Buyers agree to pay the additional sum of \$500.00 as an additional down payment, and on or before June 30, 1975 the sum of \$3,500.00 as an additional down payment. The payments on this contract are payable in monthly installments of not less than \$85.00 per month, or more, the first installment being due and payable on the 10th day of November, 1974, and a like installment being due and payable on the 10th day of each month thereafter to and including October 30, 1975, when Buyers agree to pay to the Sellers in monthly installments the sum of \$120.00, including interest of 8 1/2%, until the whole of the balance of the purchase price is fully paid. Said payments do not include taxes and insurance.

The buyer 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,
(B) for the organization or for the buyer to be a natural person in business or commercial purposes other than agricultural purposes.

All of said purchase price may be paid at any time; all deferred balances of said purchase price shall bear interest at the rate of 8 1/2% monthly until paid, interest to be paid monthly and 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 October 15, 1974, 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 thereon; 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 property, 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 \$10,000.00 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, 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.

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, and in any of such cases, the seller shall be entitled to the purchase price with the interest thereon at once due and payable and the buyer shall forfeit all rights and interest created or then existing in favor of the buyer as against the seller hereunder shall revert to and vest 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 such breach or 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 \$12,500.00.

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.

William W. King
Helga M. King

Robert H. Beetler
Dorothy L. Beetler

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-Nass 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-Nass Form No. 1397 or similar.

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976 02

16 SEP 1974

CONTRACT

(FORM No. 704)

STEVENS-NESSLER LAW PUB. CO. PORTLAND, ORE.

BETWEEN

Address

AND

Address

Dated

Lot

Block

Addition

STATE OF OREGON

County of Klamath } ss.
I certify that the within instrument was received for record on the 12th day of OCTOBER, 1974, at 2:01 o'clock P. M., and recorded in book M 76 on page 16091 or as filing fee number 20179, Record of Deeds of said County.

Witness my hand and seal of County affixed.

M. D. MILNE

COUNTY CLERK Title
By *Robert H. Beetler* Deputy

AFTER RECORDING RETURN TO

FEES \$ 6.00

ROBERT H. BEETLER

BOX 328

CHILGUVIN, ORE. 97624

STATE OF OREGON,

County of Klamath } ss.
October 1974

Personally appeared the above named

Robert H. Beetler, Dorothy Lee Beetler, William W. King and Helga M. King

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of _____) ss.
_____, 19____

Personally appeared _____ and

_____, who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____

_____, 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.

Before me:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)