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This Agreement, made and entered into this 28th day of October, 1976 by and between

JOHN G. LA FLEUR and MARJORIE E. LA FLEUR, husband and wife,

hereinafter called the vendor, and

ROBERT S. BRAY and KATHLEEN A. BRAY, husband and wife,

hereinafter called the vendee.

WITNESSETH

Vendor agrees to sell to the vendee and the vendee agrees to buy from the vendor all of the following described property situate in Klamath County, State of Oregon, to-wit:

A tract of land situated in the SE $\frac{1}{4}$ of Section 36, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the West boundary of the Klamath Falls-Merrill Highway said point being North 0°14' East a distance of 904.92 feet and North 89°57' West a distance of 30.0 feet from the Southeast corner of said Sec. 36; thence North 89°57' West a distance of 1475.5 feet; thence North 0°14' East a distance of 590 feet; thence South 89°57' East a distance of 1475.5 feet to the West boundary of the Klamath Falls-Merrill Highway; thence South 0°14' West, 590 feet, more or less, to the point of beginning.

EXCEPT THEREFROM a parcel of land situate in the SE $\frac{1}{4}$ of Section 36, Township 39 South, Range 9 East of the Willamette Meridian, being more particularly described as follows:

Beginning at a point on the Westerly right of way line of the Klamath Falls-Merrill Highway (State Highway #39) said point being North 00°14'00" East a distance of 1494.9 feet and North 89°57'00" West a distance of 30.00 feet from the Southeast corner of said Sec. 36; thence North 89°57'00" West, 365.31 feet to the centerline of an irrigation ditch; thence South 00°03'02" East along said ditch 236.93 feet; thence leaving said ditch North 89°20'00" East, 364.18 feet to a point on the aforementioned highway right of way line; thence North 00°14'00" East along said right of way line 232.40 feet to the point of beginning.

SUBJECT TO: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District; Reservations and recitals, including the terms and provisions thereof, in deed recorded February 8, 1934, in Volume 102 at page 326, Deed Records of Klamath County, Oregon; Easements and rights of way of record and those apparent on the land, if any; Rights of the public in and to any portion of said premises lying within the limits of public roads and highways;

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at and for a price of \$ 35,000.00 , payable as follows, to-wit:

\$ 100.00 at the time of the execution of this agreement, the receipt of which is hereby acknowledged: \$ 34,900.00 with interest at the rate of 8.5 % per annum from October 1, 1976 payable in installments of not less than \$ 3,700.00 per year in clusive of interest, the first installment to be paid on the 1st day of December 1977 , and a further installment on the 1st day of every December thereafter until the full balance and interest are paid. All or any portion of said purchase price can be prepaid without penalty.

Vendee agrees to make said payments promptly on the dates above named to the order of the vendor, or the survivors of them, at the Town & Country Branch, United States National Bank of Oregon, at Klamath Falls, Oregon; to keep said property at all times in as good condition as the same now are, that no improvement, now on or which may hereinafter be placed on said property shall be removed or destroyed before the entire purchase price has been paid and that said property will be kept insured in companies approved by vendor against loss or damage by fire in a sum not less than \$ full insurable value with loss payable to the parties as their respective interests may appear, and policy or policies of insurance to be held by vendees, that vendee shall pay regularly and seasonably and before the same shall become subject to interest charges, all taxes, assessments, liens and incumbrances of whatsoever nature and kind

and agrees not to suffer or permit any part of said property to become subject to any taxes, assessments, liens, charges or incumbrances whatsoever having precedence over the rights of the vendor in and to said property. Vendee shall be entitled to the possession of said property immediately.

Vendor will on the execution hereof make and execute in favor of vendee good and sufficient warranty deed conveying a fee simple title to said property free and clear as of this date of all incumbrances whatsoever, except as above stated,

which vendee assumes, and will place said deed and purchasers' policy of title insurance in sum of \$35,000.00 covering said real property,

together with one of these agreements in escrow at the Town & Country Branch, United States National Bank of Oregon,

at Klamath Falls, Oregon

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and shall enter into written escrow instruction in form satisfactory to said escrow holder, instructing said holder that when, and if, vendee shall have paid the balance of the purchase price in accordance with the terms and conditions of this contract, said escrow holder shall deliver said instruments to vendee, but that in case of default by vendee said escrow holder shall, on demand, surrender said instruments to vendor.

But in case vendee shall fail to make the payments aforesaid, or any of them, punctually and upon the strict terms and at the times above specified, or fail to keep any of the other terms or conditions of this agreement, time of payment and strict performance being declared to be the essence of this agreement, then vendor shall have the following rights: (1) To foreclose this contract by strict foreclosure in equity; (2) To declare the full unpaid balance immediately due and payable; (3) To specifically enforce the terms of the agreement by suit in equity; (4) To declare this contract null and void, and in any of such cases, except exercise of the right to specifically enforce this agreement by suit in equity, all the right and interest hereby created or then existing in favor of vendee derived under this agreement shall utterly cease and determine, and the premises aforesaid shall revert and re-vest in vendor without any declaration of forfeiture or act of reentry, and without any other act by vendor to be performed and without any right of vendee of reclamation or compensation for money paid or for improvements made, as absolutely, fully and perfectly as if this agreement had never been made.

Should vendee, while in default, permit the premises to become vacant, Vendor may take possession of same for the purpose of protecting and preserving the property and his security interest therein, and in the event possession is so taken by vendor he shall not be deemed to have waived his right to exercise any of the foregoing rights.

And in case suit or action is instituted to foreclose this contract or to enforce any of the provisions hereof, vendee agrees to pay reasonable cost of title report and title search and such sum as the trial 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 such trial court, the vendee further promises to pay such sum as the appellate court shall adjudge reasonable as plaintiff's attorney's fees on such appeal.

Vendee further agrees that failure by vendor at any time to require performance by vendee of any provision hereof shall in no way affect vendor's right hereunder to enforce the same, nor shall any waiver by vendor of such breach of any provision hereof be held to be a waiver of any succeeding

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Vendee further agrees that failure by vendor at any time to require performance by vendee of any provision hereof shall in no way affect vendor's right hereunder to enforce the same, nor shall any waiver by vendor of such 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.

In construing this contract, it is understood that vendor or the vendee 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.

This agreement shall bind and inure to the benefit of, as the circumstances may require, the parties hereto and their respective heirs, executors, administrators and assigns.

Witness the hands of the parties the day and year first herein written.

John G. LaFleur
John G. LaFleur

Marjorie E. LaFleur
Marjorie E. LaFleur

Robert S. Bray
Robert S. Bray

Kathleen A. Bray
Kathleen A. Bray

STATE OF OREGON)
County of Klamath) SS

November
October 5, 1976

Personally appeared the above named John G. LaFleur and Marjorie E. LaFleur, husband and wife, and Robert S. Bray and Kathleen A. Bray, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

[Signature]
Notary Public for Oregon

(SEAL)
My Commission Expires:
From the office of
Ganong, Ganong & Sisamore,
Attorneys at Law
First Federal Bldg.
Klamath Falls, Ore.

Until a change is requested, mail all tax statements to: Robert S. Bray and Kathleen A. Bray, Rt. 2, Box 577, Klamath Falls, Oregon 97601.

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STATE OF OREGON; COUNTY OF KLAMATH; ss.

And for record of ~~XXXXXXXXXX~~ 1:01
this 12th day of NOVEMBER A.D. 1976 at _____ o'clock P.M. and
July recorded in Vol. M 76, of DEEDS on Page 17967

FEE \$ 12.00

Wm D. MILNE, County Clerk

[Signature]

After Recording, return to

TOWN & COUNTRY BRANCH
UNITED STATES NATIONAL BANK OF OREGON
P.O. BOX 69
KLAMATH FALLS, OREGON 97601