

THIS CONTRACT, Made this 32 day of January, 1974, between  
C.B. Carpenter and Thelma E. Carpenter, Husband and Wife  
 hereinafter called the seller, and Finley Dale Schlumbohm and Sandra K. Schlumbohm,  
Husband and Wife, hereinafter called the buyer,

WITNESSETH, That in consideration of the stipulations herein contained and the payments to be made  
 as hereinafter specified, the seller hereby agrees to sell to the buyer and the buyer agrees to purchase from the  
 seller, the following described real estate, situate in the County of Klamath  
Oregon, to-wit:

Lot 8, Block 303, DARROW ADDITION  
 to the City of Klamath Falls, Oregon,  
 also known as 1201 Division Street,  
 Klamath Falls, Oregon.

for the sum of FOURTEEN THOUSAND THREE HUNDRED AND 00/100 Dollars (\$14,000.00 )  
 (hereinafter called the purchase price) on account of which none

Dollars (\$none ) is paid on the execution hereof (the receipt of which  
 hereby is acknowledged by the seller), and the remainder to be paid at the times and in amounts as follows,  
 to-wit:

Monthly payments of not less than \$115.00 per month including  
 both principal and interest with interest on the remaining balance  
 at 6% per annum, the first said payment to be on the 15th day of  
 February, 1974 and a like payment on the 15th day of each and every  
 month thereafter until remaining balance of both principal and  
 interest be paid. This agreement supercedes that lease entered into  
 by buyer and seller covering the same described property dated in  
 April of 1973. This agreement is separate from that contract of  
 sale entered into between buyer and seller dated April 13, 1973  
 covering the business known as Division Street Grocery.

All of said purchase price may be paid at any time; all deferred balances shall bear interest at the rate of six  
February 1, 1974 until paid, interest to be paid at the same time and being included in the minimum reg-  
 ular payments above required. Taxes on said premises for the current tax year shall be prorated between the parties hereto as of this date.

The buyer shall be entitled to possession of said lands on immediately 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 and all other  
 liens and have 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 \$14,000.00 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 as soon as insured to the escrow agent hereinafter named. 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 has exhibited unto the buyer a title insurance policy insuring marketable title in and to said premises in the seller; seller's title  
 has been examined by the buyer and is accepted and approved by him.

Contemporaneously herewith, the seller has executed a good and sufficient deed (the form of which hereby is approved by the buyer) convey-  
 ing the above described real estate in fee simple unto the buyer, his heirs and assigns, free and clear of incumbrances as of the date hereof, excepting  
 the easements, building and other restrictions now of record, if any, and seller is conveying the above

property by a Bargain & Sale Deed and has placed said deed, together with an executed copy of this contract  
Western Bank, 6th & Klamath Ave., Klamath Falls  
escrow agent, with instructions to deliver said deed, together with the fire and title insurance policies, to the order of the buyer, his heirs and assigns,  
upon the payment of the purchase price and full compliance by the buyer with the terms of this agreement. The buyer agrees to pay the balance 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 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 30 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 bal-  
 ance of said purchase price with the interest thereon at once due and payable; (3) to withdraw said deed and other documents from escrow and for  
 (4) 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 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 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 \$14,000.00 ~~XXXXXXXXXXXXXXX~~  
 (However, the actual consideration may be stated in any other terms, such as "and the value of the property" (indicate which) )

In case suit is instituted to foreclose this contract or to enforce any provision hereof, the buyer agrees to pay such sum as the trial court  
 may adjudge reasonable as attorney's fees to be allowed plaintiff in said suit and if an appeal is taken from any judgment or decree of such 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 or a corporation; 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, not only the immediate parties hereto but their re-  
 spective heirs, executors, administrators, successors in interest and assigns as well.

IN WITNESS WHEREOF, said parties have executed this instrument in triplicate, if either of the un-  
 dersigned 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.

Thelma E. Carpenter Sandra K. Schlumbohm  
C.B. Carpenter Finley D. Schlumbohm

\*Strike whichever phrase not applicable. [For notarial acknowledgment, see reverse].  
 NOTE—The sentence between the symbols ©, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.



