FORM No. 845—(Truth-in-Lending Series)—CONTRACT OF SALE—REAL ESTATE—Seller Pays Existing Mortgage or Contract (Individual or Corporate).

SN 27995 Vol. M76 Page 20118

THIS CONTRACT, Made this 10 day of November, 19 76, between Fred W. Koehler Jr. 1362 Lance Dr. Tustin, Ca. 92680, hereinafter called the seller, and Henry S. and Frances Hernandez, H & W, 418 Longspur Ln. San Clemente, Ca. 92672, hereinafter called the buyer,

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 South East ¼ of the Northeast ¼ of Section 21 Township 35 South, Range 10 East, of the Willamette Meridian, 40 acres M/L
Subject to: Reservations and restrictions of record, easements, and rights of way of record and those apparent on the land.

'76 DEC 10 PM 3 10

for the sum of Twelve Thousand Five Hundred Dollars ($ 12,500.), hereinafter called the purchase price, of which $ 2500.00 has been paid at the time of the execution hereof; the receipt whereof hereby is acknowledged by the seller; the buyer agrees to pay the balance of said purchase price to the order of the seller at the times and in the amounts as follows, to-wit: Balance of $10,000 payable $100.00 or more per month, payable the 10th of each month beginning Dec. 10th 1976, and monthly thereafter for 120 months (10 years). On Dec. 10th 1986, the unpaid balance will be due and payable in a lump sum.

All of said purchase price may be paid at any time; all of the said deferred payments shall bear interest at the rate of -8- per cent per annum from this date until paid, said interest to be paid concurrently and * {XXXXXX being included in the minimum regular payments above required. Taxes on said premises for the current fiscal year shall be pro-rated between the parties hereto as of the date of this contract.

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) XXXXX

20119

RECEIVED PAYMENTS ON WITHIN CONTRACT, AS FOLLOWS:

DATE	INSURANCE OR TAXES	INTEREST	INTEREST PAID TO	PRINCIPAL	PRINCIPAL BALANCE	DATE	INSURANCE OR TAXES	INTEREST	INTEREST PAID TO	PRINCIPAL	PRINCIPAL BALANCE

STATE OF CALIFORNIA
COUNTY OF ORG } ss.

On NOV 19, 1976, before me, the undersigned, a Notary Public in and for said State, personally appeared HENRY S HERNANDEZ & FRANCES HERNANDEZ

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 Arthur R. De Groot

ARTHUR R. DE GROOT
Name (Typed or Printed)

OFFICIAL SEAL
ARTHUR R. DeGROOT
Notary Public-California
Principal Office In Orange Co.
My commission expires June 1, 1980

(This area for official notarial seal)

Form 3001—(Individual) First American Title Company

CONTRACT

(FORM No. 846)
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BETWEEN

AND

Address

Address

Dated , 19

Lot Block

Addition

STATE OF OREGON
County of KLAMATH } ss.

I certify that the within instrument was received for record on the 16th day of DECEMBER, 1976, at 3:19 o'clock P.M., and recorded in book M 76 on page 20118 or as file number 22995, Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE
COUNTY CLERK Title.
By Gladys McLaughlin Deputy.

AFTER RECORDING RETURN TO
Fred W Koehler Jr.
1362 Lance Dr
Tustin Cal
92680

FEE $ 6.00

STATE OF [redacted], California)
County of Orange)ss.
November 22, , 19 76

Personally appeared the above named Fred Koehler, Jr.

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

Before me:

(SEAL) Marlee J. Wilson

Notary Public for ~~XXXXX~~ California

My commission expires:

OFFICIAL SEAL
MARLEE J. WILSON
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
ORANGE COUNTY
My Commission Expires July 20, 1980

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:

(SEAL)

Notary Public for Oregon

My commission expires: