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This Agreement, made and entered into this 31 day of January 77, 1977 by and between

JERRY W. THOMAS and KAREN FAY THOMAS, husband and wife,
hereinafter called the vendor, and
BEULAH KNIGHTEN,
hereinafter called the vendee.

WITNESSETH

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

Said Property description is attached hereto and marked as "Exhibit A"

at and for a price of \$ 22,000.00 , payable as follows, to-wit:

\$ 7,000.00 at the time of the execution
of this agreement, the receipt of which is hereby acknowledged; \$ 15,000.00 with interest at the rate of 7½ %
per annum from February 20, 1977 payable in installments of not less than \$ 140.00 per
month in clusive of interest, the first installment to be paid on the 20th day of March
1977, and a further installment on the 20th day of every month thereafter until the full balance and interest
are paid.

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 Klamath County Title Company,

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 hereafter 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 \$X full ins. value with loss payable to the parties as their respective interests may appear, said policy or policies of insurance to be held by Vendors copy to 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. Taxes to be prorated as of February 20, 1977.

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 rights of the vendor in and to said property. Vendee shall be entitled to the possession of said property as of February, 1977.

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 reservations, restrictions, easements and rights of way of record and those apparent upon the land; charges and assessments of the City of Klamath Falls for sewer services.

which vendee assumes, and will place said deed

together with one of these agreements in escrow at the Klamath County Title Company,

at Klamath Falls, Oregon, and shall enter into written escrow

instruction in form satisfactory to said escrow holder, instructing said escrow 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.

Escrow fees shall be deducted from the first payment made hereunder. The escrow holder may deduct cost of necessary revenue stamps from final payments made hereunder.

In the event 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 this 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 provisions 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 written.

Jerry W. Thomas
Karen Fay Thomas
Beulah Knighten

STATE OF OREGON }
County of Klamath } ss. Jan 31, 1977.

Personally appeared the above-named JERRY W. THOMAS and KAREN FAY THOMAS, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Shirley [Signature]
Notary Public for Oregon
My Commission expires 6-3-79

FORM NO. 23 — ACKNOWLEDGMENT
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

STATE OF OREGON, }
County of Klamath } ss.

BE IT REMEMBERED, That on this 31 day of January, 1977, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named BEAULAH KNIGHTEN

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that she executed the same freely and voluntarily.
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Shirley [Signature]
Notary Public for Oregon
My Commission expires 6-3-79

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ENVELOPE

The following described real property situate in Klamath County, Oregon:

A parcel of land including Lot 4, Block 39 First Addition to the City of Klamath Falls, Oregon, Lot 6 and a portion of Lot 7, Block 17 of Ewauna Heights Addition to the City of Klamath Falls, Oregon, said parcel being more particularly described as follows: Beginning at the most Northerly corner of said Lot 4, Block 39, First Addition to City of Klamath Falls, Oregon, said point being on the Southeasterly line of Grant Street; thence South 51°15' East, along the Northeasterly line of said Lot 4 to the most Easterly corner thereof; thence continuing South 51°15' East to a point on the Southeasterly line of Lot 7, Block 17, Ewauna Heights Addition to Klamath Falls, Oregon, said point being North 39°05' East a distance of 34.2 feet from the most Southerly corner of said Lot 7; thence continuing South 39°05' West, along the Southeasterly lines of Lot 7 and Lot 6, Bloc 17, Ewauna Heights, a distance of 86.6 feet, more or less, to the most Southerly corner of said Lot 6; thence North 50°55' West, along the Southwesterly line of said Lot 6, to the Southeasterly line of Grant Street; thence North 39°05' East, along the Southeasterly line of Grant Street a distance of 37.0 feet to the Northerly line of said Lot 6; thence continuing North 38°45' East, along the Southeasterly line of Grant Street a distance of 49.6 feet to the point of beginning.

After recording return to
KLAMATH COUNTY TITLE COMPANY

Mail Tax statements to:
Beulah Knighten
104 Grant Street

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO

this 2nd day of FEBRUARY A. D. 1927 at 10:50 o'clock A.M., and

duly recorded in Vol. M. 77 of DEEDS on Page 1863

FEE \$ 9.00

Wm. D. MILNE, County Clerk

Wm. D. Milne

"EXHIBIT A"

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