MTC 991-2898 m 6937	
THIS CONTRACT, Made this 20th day of January , 1977 , between GEORGE A. PONDELLA JR.	
and <u>KENNETH P. LITZINGER and LINDA JEAN LITZINGER</u> , husband and wife , 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:	
South 1 of Northwest 2 of Northeast 2 of Section 34, Township 32 South, Range 7 East, W.M.	
가슴 가지 않는 것은 것을 통해 있는 것을 하는 것을 하는 것이다. 가지 않는 것은	Provide Land
	and the second sec
tor the sum of Seven Thousand Five Hundred and)00//100ths. Dollars (\$7,500.00	
seller); the buyer agrees to pay the remainder of said particulate place of and .00/100ths	Bill
Dollars (\$.15.00) each, Including 30 antication of March	
and continuing until said purchase price is fully paid. An of said purchase price per cent per annum from all deferred balances of said purchase price shall bear interest at the rate of	
the minimum monthly payments above required. Taxes on said premises for the current tax year and the parties hereto as of the date of this contract.	<u> PELLAN</u>
TATED Detween the paintes neutro is neutro in the seller that the real property described in this contract is The buyer warrants to and covenants with the seller that the real property described in this contract is (A) property log buyer, percent length, howebold or activity of the balances of the buildings of the theory of the buildings on said premises, now or herealter (B) for an organization of recent division of said lands on January 20th/ The buyer shall be entitled to possession of said lands on January 20th/ The buyer shall be entitled to possession of buyer agrees that at all times he will keep the buildings on said premises, now or herealter the buyer shall be entitled to possession of buyer agrees that at all times he will keep the buildings on said premises, now or herealter the buyer shall be entitled to possession of buyer agrees that at all times he will keep the buildings on said premises the term mechanic's activity of the posterior of the form activity of the posterior of the form activity of the posterior of the posterior of the form activity of the posterior of the po	
The buyer warding to every nearent, inpile, household or accurately of the buyers of the buyer shall be entitled to possession so long as (B) tot and obstantiation of the buyer agrees that at all times he will keep the buildings on said premises, now or hereafter effected, in good condition and repair and will not suffer or permit any waste or strip thereof that he will keep shall be entitled to possession of a side lands on January 20th/ 19/12 and may retain such possession so long as the in detault under the terms of this contract. The buyer agrees that at all times he will keep the buildings on said premises therefore and reinburse seller is all outer the terms of the contract. The buyer agrees that at all times he will keep said premises free from mechanic's are discribed and the seller harming and will not suffer or permit any waste or strip thereof that he will keep said premises free from mechanic's and all to the lines and will not suffer or permit any waste or strip thereof that he will keep said premises free from mechanic's and all to be the lines and will not suffer or permit any waste or strip thereof that he will keep said premises free from mechanic's and all to be the sone or any part (hereof become past due; that at buyers expense, he will atter lawfully may be imposed upon said premises, all promptly before the some or any part (hereof become past due; that at buyers expense, he will insure and keep insured all buildings now or hereafter erected on said premises against loss or daningk by fire (with extended coverage) in an amount insure and keep insured all buildings now or hereafter erected on said premises against loss or daningk by fire (with extended to buyer as the some or any part (hereof become past due; that of the buyer as the some or any part (hereof become past due; that of the some or any part (hereof become past due; that at buyers expense, he will insure and keep insured all buildings now or hereafter erected on said premises against loss or daningk by fire (with extended covera	B- Carl
nol less than \$	
to and become a part of the used streach of contract. The seller of buyer's breach of contract. The seller agrees that at his expense and within suring (in amount equal to said purchase price) marketable (if the in and to said greemines in the seller on or subsequent to the date of this agreement, suring (in amount equal to said purchase price) marketable (if the in and to said greemines in the seller on or subsequent to the date of this agreement, suring (in amount equal to said purchase price) marketable (if the in and to said greemines in the seller on or subsequent to the date of this agreement, said 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 sulficient deed conveying said premises in the simple unto the buyer, his heirs and assigns, free and clear of encumbrances, so of the date hered and tree and clear of all encumbrances since said date placed, permitted or arising by, through or under seller, excepting, however, the said ensements and restrictions and the taxes, municipal since said date placed, permitted or arising by, through or under seller, excepting, all liens and encumbrances created by the buyer on his assigns.	
And it is understood and agreed between said pairies that into of the time limited therefor, or fail to keep any agreentent herein contacted between said pairies and the time limited therefore, or fail to keep any agreentent herein contacted between said pairies and the time limited therefore, or fail to keep any agreentent herein contacted between said pairies and the time limited therefore, or fail to keep any agreentent herein contacted between said pairies and the time limited therefore, or fail to keep any agreentent herein contacted between said pairies and the time limited therefore the time limited therein the limited therein the time limited therefore the time limited therein the limited therein therein the limited therein therein the limited therein therein the linited therein the limited therein the limited therein therein	
payments at his option shall have the following rights: (1) to declare line sum (3) to loreclose this contract by suit in equity, and in any of such takes the selfer at his option shall have the following rights: (1) to declare line sum (3) to loreclose this contract by suit in equity, and in any of such takes and purchase price with the interest thereon at once due and payable and/or (3) to loreclose this contract by suit in equity, and the right of at all rights of the prime search of the existing in layor of the buyer as against the selfer hereunder shall revert to and revest in said selfer without any act possession of the premises above described and all other rights acquired by the buyer hereunder shall revert to and revest in said selfer without any act of re-entry or any other act of said property as absolutely fully and hereferly as it this contract and such payments had never been made; and in eac of account of the prechase of said property as absolutely fully and perfectly as it this contract and such payments had never been made; and in eac of account all payments, therefolore made on this contract are to be return, reclared and resconder (and any other act) of such delault all payments, therefolore made on this contract are to be return, shall have the right immediately, or at any time thereafter, no of such delault all derements, therefolore made on this contract are to be return, shall have the right immediately, or at any time thereafter, no of such delault all deremine of such delault. And the said selfer, in case of such delault, shall have the right immediately, or at any process of law, and take immediate possession thereol, together with all the improvements shall appretent shall appretent the readies of the prove thereol belonding.	1
The buyer lutther agrees that initiate by the seller at any time to require performance by the buyer of any phonon before a waiver of any suc-	
The true and actual consideration paid for this training, such as the second of the constant of the second of the	
In case suit of action is instituted to be allowed plaintiff in said suit or action and it all appear and a plaintiff's attorney's lees on such	
court may adjudge tagging the buyer turther promises to pay such sum as the appendiate court shan actuage that in the context so requires, the singu- of the trial court, the buyer turther promises to pay such sum as the appendiate court shan actuage that one person; that if the context so requires, the singu- append. In constraining this contract, if is understood that the seller or the buyer may be more than one person; that if the context so requires, the singu- append. In constraining this contract, if is understood that the seller or the buyer may be more than one person; that if the context so requires, the singu- append. In constraining this contract, if a understood that the seller or the buyer may be more than one person; that if the context so requires, the singu- appendiate the seller of the seller of the seller or the buyer may be more than one person; that if the context so requires, the singu- appendiate the seller of the seller of the seller of the seller of the un- IN WITNESS WHEREOF, said parties have executed this instrument in duplicate; if either of the un- IN WITNESS WHEREOF, said parties have executed the seller of and its corporate seal affixed hereto	
IN WITNESS WHEREOF, said parties have executed this institution in Separate seal affixed hereto dersigned is a corporation, it has caused its corporate name to be signed and its corporate seal affixed hereto by its officers, durf authorized thereunto by order of its board of directors.	
KENNER GEORGE A. PONDELLANJR KENNER DITZINGER	
-LINDA- GEAN-LITZINGER -IMPORTANT NOTICE. Delete, by lining out, whichever phrase and whichever worranty (A) or (8) is not applicable. The sentence between the sym- bio (0, 11 not applicable, the line is a creation, as such word is defined in the Truth-in-tending Act and deleted; see Oregon Revised Statute, Section 93.030. (Notarial actionwiedgy	
*IMPORTANT NOTICE: Delate, by lining out, whichever phrase and whichever worranty (A) or (a) is defined in the further adding Act and If warranty (A) is applicable and if the seller is a creditor, as such word is defined in the further working required disclosures of this purpose. Regulation Z, the Farme MUST comply with the Act and Regulation by making required disclosures (this purpose, 93.030. (Notarial acknowledge use Stevens-Ness Form No. 1300 or similar unless the canteract will become after the function of a dwelling in which event use Stevens-Ness Form No. 1307 or similar.	

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