

A-28002 29830 18 day of May 1977 Page 8746  
This Agreement, made and entered into this  
EDMOND TANSKI and ETHEL TANSKI, husband and wife,  
hereinafter called the vendor, and

JOHN WILLIAM RICHARDSON and FRANCES FAYE RICHARDSON, husband and wife,  
hereinafter called the vendee.

WITNESSETH

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

Lot 3, Block 16, FIRST ADDITION TO KLAMATH RIVER ACRES,  
according to the official plat thereof on file in the  
office of the County Clerk of Klamath County, Oregon

at and for a price of \$ 41,500.00 , payable as follows, to-wit:  
Said purchase price to include the land described above and a certain  
Mobil Home - Year 1972 - Make: 24 x 64 Brooksedale - State of Oregon  
ID# S17 - Mobil Home #21897 - S 4480Z

\$ 20,000.00 at the time of the execution  
of this agreement, the receipt of which is hereby acknowledged; \$ 21,500.00 with interest at the rate of 8½ %  
per annum from May 18, 1977 payable in installments of not less than \$ 250.00 per  
month in clusive of interest, the first installment to be paid on the 18 day of June,  
1977, and a further installment on the 18th day of every month thereafter until the full balance and interest  
are paid. . Vendees shall pay all taxes and insurance when due. However,  
in the event Vendees do not pay the taxes and insurance when due, the  
Vendors may, at their option, pay said taxes and insurance and add them  
back to the principal of this contract by presentation of paid receipts  
to the escrow holder herein. Said amounts so added to bear interest at  
the rate provided therein.

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 Vendors copy of 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 May 18, 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 May 18, 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; rules, regulations, liens and assessments of water users  
and sanitation districts.

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.

WILLIAM P. B.  
ATTORNEY AT  
411 PINE ST.  
KLAMATH FALLS, ORE.

Return to KCTitle Co.

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 revest 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.

It is understood and agreed by the parties hereto that there are two (2) existing loans upon upon the above-described Mobile Home USA-CIO, Loan Numbers: 831-640 and 831-600, which loans shall be paid by the Vendors and Vendors shall hold Vendees harmless thereon.

It is further understood by the parties hereto that there is an existing loan upon the above-described real property with Klamath River Acres of Oregon, Ltd., Loan #216-1, which loan shall be paid by the Vendors and Vendors shall hold Vendees harmless thereon.

WITNESS whereof the parties have set their hands and seals the day and year first hereinabove written:

*Edmond Tanski*

*John William Richardson*

*Edmond Tanski*  
Sellers

*John William Richardson*  
Buyers

Walter Stewart John Richardson  
Box 455, Keno, Or

STATE OF OREGON,

County of Klamath

ss.

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

BE IT REMEMBERED, That on this 18 day of May, 1977, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named EDMOND TANSKI and ETHEL TANSKI, husband and wife, and JOHN WILLIAM RICHARDSON and FRANCES FAYE RICHARDSON, husband and wife, known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they 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.

*John D. Milne*  
Notary Public for Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

My Commission expires 8-8-79

I hereby certify that the within instrument was received and filed for record on the 19th day of May, A.D., 1977 at 11:08 o'clock A.M., and duly recorded in Vol M77 of DEEDS on Page 8746.

FEE \$ 6.00

WM. D. MILNE, County Clerk

By *Hazel Dragic* Deputy