

A-27936

29832

Contract To Buy Acreage

Date 5/1/77 City of Portland State of OREGON

Frank Galgano

Agrees to sell and

Lynn J. McConnell, A married man

agrees to purchase

the following described real property subject to mortgages, trust deeds, grazing lease and easements of record:

County of Klamath State of Oregon  
Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_

See Exhibit "A" Attached  
Parcel 10

6 Acres more or less.

Reserving a non exclusive 30 foot easement for public use for ingress, egress and utilities around property and on any existing roads or pipe lines.

Purchase price to be \$ 3,890.00 . Purchase price to be paid as follows: \$ 400.00 down.  
Balance to be paid with

interest from 5/1/77 at 10% 8 1/2 per annum in installments of \$ 43.28 per  
month, or more, on the 15th day of each calendar month, beginning on the 15th day of June and  
continuing until 120 mos. , at which time the entire unpaid balance will become due and payable.  
There will be a \$2.00 late fee if any payment is delinquent over 7 days.

Seller agrees to deliver to buyer a deed conveying title when this contract is paid in full and at that time Seller will furnish Buyer with a Title Policy at Buyers expense. Seller presently holds title to this property either by contract or deed. Seller is not reserving any oil or mineral rights. Buyer to receive all sellers of oil and mineral rights. There will be no proration of taxes in this contract. Buyer to pay all taxes that become due after date of the contract. The taxes were about \$ 10.00 last year. This contract will pay off in about 10 years.

Until this Property is paid for in full, Buyer may not cut down any trees or plants except to clear a Road or Building Pad.

Time is of the essence in this contract. In the event Buyer fails to make any payments when due. Seller may mail Buyer, at his last known address, a 15 day notice to bring payments current. Buyer understands that if payments are not brought current within said 15 day period, Seller may keep all monies paid him and Seller will be released from any obligation of delivering title.

Buyer is not acting on any representations of Seller or his agent, except as specifically set forth in writing herein. BUYER UNDERSTANDS THAT THE PROPERTY BEING SOLD IS UNIMPROVED ACREAGE AND THERE ARE NO ROADS, WATER OR UTILITIES TO THE PROPERTY. BUYER MAY HAVE BEEN SHOWN A MOVIE OF THE GENERAL AREA WHERE THE LAND IN THIS CONTRACT IS LOCATED, HOWEVER, NO REPRESENTATIONS WERE MADE THAT THE EXACT PARCEL BEING SOLD WAS SHOWN IN THIS MOVIE. THIS PROPERTY HAS NOT BEEN SURVEYED OR STAKED AND SELLER SHALL NOT BE REQUIRED TO DO SAME. THERE IS A DEED OF TRUST, SECURED BY THIS PROPERTY, ON WHICH SELLER AGREES TO MAKE SCHEDULED PAYMENTS UNTIL PAID IN FULL.

Buyer and Seller hereby acknowledge receipt of signed copy of this agreement.

Seller Frank Galgano  
STATE OF OREGON, Clatsop } SS.  
COUNTY OF Washington  
On May 6, 1977 before me the under-  
signed, a Notary Public in and for said State, personally appeared  
Frank Galgano

Buyer Lynn J. McConnell  
STATE OF OREGON,  
COUNTY OF Multnomah } SS.  
On 5-18-77 before me the under-  
signed, a Notary Public in and for said State, personally appeared  
Lynn J. McConnell

\_\_\_\_\_ known to me  
to be the person whose name \_\_\_\_\_ subscribed to the within  
instrument and acknowledged that he executed the same.  
WITNESS my hand and official seal.

\_\_\_\_\_ known to me  
to be the person whose name is subscribed to the within  
instrument and acknowledged that he executed the same.  
WITNESS my hand and official seal.

Shirley C. Carroll  
OFFICIAL SEAL  
My Commission Expires June 13, 1978  
SISUYOU COUNTY  
My Commission Expires June 13, 1978

Lilma J. Bopp  
Notary Public for Oregon.  
My Commission expires 12-29-78

8750

Those portions of Block 18 of Oregon Pines as recorded in Klamath County Oregon, described as follows:

Parcel 10:

Lot 2 and that portion of Lot 86 more particularly described as follows:  
Beginning at the Southwest corner of Lot 3 thence North  $28^{\circ} 32' 10''$  West  
640' thence South  $27^{\circ} 27' 19''$  West 503.39 thence South  $55^{\circ} 19' 45''$  East  
337.96' thence in a Southeasterly direction 270' more or less to  
the true point of beginning.

6 acres more or less

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO

this 19th day of MAY A. D. 19 77 at 11:08 A

duly recorded in Vol. M77 of DEEDS on Page 8749

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Hazel Orzelle

*Ref: Klam Co Title*