9533

And it is understood and agreed between sair outles that time is of the essance of this contract, and in case the buyer shall fall to payments above required, or any of them, punctual, rithin ten days of the time limited therefor, or fail to keep any agreement herein contains the seller at his option shall have the following rights: (1) to declare this contract until and void, (2) to declare this enterest thereon at once due and payable and/or (3) to forecase the whole unpud principal L said purchase price with the interest thereon at once due and payable and/or (3) to forecase this contract by suit in equity, and in one of all rights and interest forested or then existing in lavor of the buyer as against the seller hereunder shall uterly case and defermine any without of re-entry, or any other act of said seller to be performed and without one, right of the buyer of return, reclamation for many on account of the purchase of said property as absolutely, fully and perfectly as if this contract and such payments therefolds: and on this contract are to be retained by and belong to said after the expension of the property of the time of such default. And the value seller, in case of such default, shall have the right in the improvements and apput thereon or thereon or thereto belonging.

The buyer latter that the contract of the contract of the property of the time the retained by the such as the contract of the contract of the property of the property of the such default. The buyer latter that the improvements and apput thereon or thereto belonging.

n or inercio pelonging.

The buyer lutther agrees that laiture by the seller at any time to require performance by the buyer of any provision bereal shall in no way
this hereunder to enloree the same, nor shall any waiver by said seller of any breach of any provision hereof be held to be a waiver of an
A breach of any such provision, or as a waiver of the provision itself.

Seller agrees that personal property listed as: Range, Curtains and drapes are included in the total purchase price of Twelve Thousand Nine Hundred and no/100 dollars (\$12,900.00)

In construing this contract, it is understood that the seller or the buyer may be more than one person; that if the context so requires, the singular one of the context of the plural, the masculine, the leminine and the neuter, and that generally all grammatical changes shall do, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, said parties have executed this instrument in duplicate; if either of the undersigned is a corporation, it has caused its corporate name to be signed and its corporate seal affixed hereto

by its officers duly authorized thereunto by order of its board of directors. Trick marjain Smith NOTE—The sentence between the symbols (), if not applicable, should be deleted. See ORS 93.030). STATE OF OREGON, County of. STATE OF OREGON,, 19... County of J...Klamath...

Personally appeared ... (une) , 19 77 ...who, being duly sworn each for himself and not one for the other, did say that the former is thepresident and that the latter is the

James Patrick and Clara Marjorie ...secretary of ... Smith; husband and wife and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument and acknowledged the toregoing instru-their voluntary act and deed.

and that the seal allixed 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. Adding on (OFFICIAL SEAL)

Notary Public for Oregon Notary, Public for Oregon My commission expires 3-22-8 My commission expires:

Section 4 of Chapter 618, Oregon Laws 1975, provides:

(1) All instruments contracting to convey fee title to any real property, at a time more than 12 months from the date that the instrument is executed and the parties are bound, shall be acknowledged, in the manner provided for acknowledgement of deeds, by the owner of the title being conveyed, instruments, or a memorandum thereof, shall be recorded by the conveyor not later than 15 days after the instrument is executed and the parties are

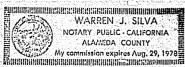
eby.
Violation of subsection (1) of this section is a Class B misd

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BE IT REMEMBERED, That on this 21st day of before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named GRACE L. TURNAGE

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.



Marrey Lelva Notary Public for MASSA, California My Commission expires...

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the __lst__day of _A.D., 19<u>77</u> at <u>3;36</u> o'clock<u>P.M.,</u> and duly recorded in Vol<u>M77</u> of DEEDS on Page 9532 WM. D. MILNE, County Clerk

\$ 6.00 FEE.

