And it is understood and agreed between said parties that time is of the essence of this contract, and in case the buyer shall fail to make the payments above required, or any of them, punctually within ten days of the time limited therefor, or fail to keep any agreement herein contained, then the seller at his option shall have the following rights: (1) to declare this contract null and void, (2) to declare the whole unpaid principal balance of additionable price with the interest thereon at once due and payable and (ar (3) to forefore this contract by suit in equity, and in any of such cases, all rights and interest created or then existing in lavor of the buyer as against the seller hereunder shall utterly cease and determine and the right to the possession of the premises above described and all other rights acquired by the buyer hereunder shall revert to and revest in said seller without any account of the purchase of said property as absolutely, lully and perfectly as it his contract and such payments had never been mode, and in case of such default, all time of such default, and the said seller, in case of such default, and have the right immediately, or at any time thereafter, to enter upon the land aloresaid, without any process of law, and take immediate possession thereof, together with all the improvements and appurtenances

The buyer further agrees that failure by the seller at any time to require performance by the buyer of any provision hereof shall in no way affect his right hereunder to enforce the same, nor shall any waiver by said seller of any 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.

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The true and actual consideration paid for this transfer, eration consists of or includes our property or value give in case suit or action is instituted to foreclose this controcurt may adjudge reasonable as attorney's less to be allowed of the trial court, the buyer further promises to pay such sum appeal.	n or promised which is set or to enforce any of the d plaintill in said suit or a as the appellate court shi	part of the consideration (he whole consideration (e provisione hereof, the bi sclion and if an appeal is all adjudge reaschable as	indicate which).() uyer agrees to pay such sum as the taken from any judgment or decree plaintill's attorney's lees on such
In construing this contract, it is understood that the sells lar pronoun shall be taken to mean and include the plural, the sells made, assumed and implied to make the provisions hereol ap	r or the buyer may be mo masculine, the teminine and oply equally to corporation	re than one person; that i I the neuter, and that gen a and to individuals.	it the context so requires, the singu- erally all grammatical changes shall
IN WITNESS WHEREOF, said parties	have executed this	instrument in dup	licate; if either of the un-
dersigned is a corporation, it has caused its corp by its officers duly authorized thereunto by ord	porate name to be a ler of its board of di ,	signed and its corp rectors.	porate seal affixed hereto
NOTE—The sentence between the symbols (), if not applicable, should be	m 70-	ry funding & Al	exposed of the
STATE OF OREGON;		N, County of K	amath
country of Flanath 38.		, 1977	C. 18 11 D
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Personally appeared the above named		THE RESERVE OF THE SERVE OF THE	, did say that XXX Kathan to the
Saymond 6.4 Jacqueline	he is	-	sident TERRENTE TO THE VIETNAME TO THE PROPERTY OF THE PROPERT
and acknowledged the toregoing instru-	of said corporation a half of said corporati	alization Co., lixed to the toregoing and that said instrume ion by authority of its	Inc. a corporation, instrument is the corporate seal int was signed and sealed in beboard of directors; and each of its voluntary act and deed.
OFFICIAL Succession SEAL) Notary Public for Oregon 9/24/80 My commission expires 9/24/80	Before me:	Ellingha	(OFFICIAL SEAL)
Section 4 of Chapter 518, Oregon Laws 1975, provides: "(1) All instruments contracting to convey fee title to any re- cuted and the parties are bound, shall be acknowledged, in the man- such instruments, or a memorandum thereof, shall be recorded by the "(2) Violation of subsection (1) of this section is a Class B m		re than 12 months from dament of deeds, by the 15 days after the instru	the date that the instrument is exe- owner of the title being conveyed, ment is executed and the parties are
	RIPTION CONTINUED)		 `
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TATE OF OREG	SON; COUNTY OF	KLAMATH; 88.	
led for record	at request of	MOUNTAIN TITI	E CO
nis 5th day	of JND	A D. 19_77 at	111;47 A. m., ord
duly recorded in		Domine	on Page 11765
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