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생각은 홍말 좀 한 사람을 듣는 것 거야? 모르는	THE SALE OF REAL ESTATE	
HIS AGREEMENT, made this <u>17th</u> day DREGON LTD., herein called Seller, and <u>O</u>	of	1908 1908
nerein called Buyer:	이 가장 가지 않는 것이 있는 것이 가지 않는 것이 가지 않는 것이 있는 것이 있는 것이 있는 것이 있다. 가지 않는 것이 있는 것이 있는 것이 있는 것이 있는 것이 있는 것이 있다. 이 가지 않는 것이 같은 것이 있는 것이 있는 것이 있는 것이 있는 것이 가지 않는 것이 있는 것이 있 같은 것이 있는 것이 같은 것이 있는 것	17
AGREEMENT: Seller agrees to sell, and Buyer agrees to buy,	real property and its appurtenances described as:	1
ot 9, Block 1, Tract No. 1042, Two I R 7 E, W. M., Klamath County, Oregon.	Rivers North, situated in Section 36, T 25 S; and Section 1, T 26 S;	
PURCHASE PRICE: Shall be paid as follows:	• 31400.00	144
(a) Cash Price (b) Down Payment: (cash check note other	) \$ <u>700,00</u>	
(c) Unpaid Balance of Cash Price (Amount to be financed) (line a minus line (d) FINANCE CHARGE		
(e) OTHER CHARGES \$6.00 Recording (f) ANNUAL PERCENTAGE RATE	a de la companya de l	
(g) Deferred Payment Price (a+d+e) (h) Total of Payments (c+d+e)	\$ <u>4;568,80</u> \$ <u>3,868,80</u>	
Buyer will pay the remainder of the purchase price, with interes percent (	st on the declining outstanding balance at eight and one half but and one half Dollars Dollars Dollars	
(If Buyer pays the entire balance within six months from date of uppaid accrued interest. Buyer may at any time prepay the enti-	eafter until the entire uncaid balance of the purchase price has been paid to Seller. If this Agreement, Seller will give credit for all interest previously paid and waive all ire principal balance without penalty or payment of the uncerned interest.) Payable	1
at the office of the Seller, P.O. Box 792, Bend, Oregon 97701.	other side for Important Information	
小規範にも認知なからです。 いいにものにも、そうにからせて、ひゃくしゃせていましょ NAL	to Truth & Lending Act): Initial. This property will not be used as that he has personally been on the property described herein, initial DCC and a solution of the property described herein.	
You have the option to void your contract or agree	ement by notice to the Seller if you do not receive a property report	- <sup>-</sup>
prepared pursuant to the rules and regulations of		
of Housing and Urban Development, in advance receive the property report less than 48 hours price	of, or at the time of your signing the contract or agreement. If you or to signing the contract or agreement you have the right to revoke any indicate of the third business day following business holidays:	1
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State Constraint

Warranty of Possession: Buyer shall be entitled to possession of said premises on the date of this contract and shall have the right to remain in possession so long as Buyer is not in default under the terms of this contract.

uyer sanspection. Buyer has purchased the property solely upon Buyer's own personal inspection and in its present actual condition Buyer's Inspection: and has not relied upon any warranties or representations made by the Seller, or by any agent of the Seller

warranty of Title: Seller warrants and represents to Buyer that Seller owns the property in fee simple free from all encumbrances except subject to restrictions in the patent from the United States Government and the State of Oregon, restrictions in the dedication of the plat, the regulations and rules of Klamath County, and restrictions of record in the official files of the County Clerk of Klamath County.

of the County Clerk of Klamath County. Payment of Setter's Liens: Setter's that Setter will make all payments on any contracts, mortgages, liens, judgments or other encum-setter warrants that Setter will make all payments on any contracts, mortgages, liens, judgments or other encum-brancos outstanding which Setter has incurred during or prior to this contract as the same fail due except this years brancos outstanding which Setter has incurred during or prior to this contract as the same fail due except this years transport of the same fail due except this agreement is made after June 30th and before November 15th. Buyer agrees to Purchase real property taxes if this agreement is made after June 30th and before November 15th. Subject to that surrent years taxes. 15

Payment of Taxes and other Liens: Buyer will pay all liens which Euver permits or which may be lawfully imposed upon the property promptly and before the same or any part thereof become past due! In the event that the Buyer shall allow the taxes or other assess-ments upon the property to become delinquent or shall fail to pay any lien or liens imposed or permitted upon the property as they become due, the Seller without obligation to do so, shall have the right to pay the amount due and to add said, amount to the contract balance, to bear interest at the rate provided herein. Removal of improvements: No improvements:

Use of Property: Buyer agrees not to abuse, misuse or waste the property, real or personal, described in this contract and to main-tain the property in good condition. Seller warrants and represents to Buyer that Seller has obtained preliminary subsurface sewage disposal approval. Seller further warrants to Buyer that if during the first year after this purchase Buyer cannot obtain an individual Seller further warrants to Buyer that if during the first year after this purchase Buyer cannot obtain an individual approval on said lot Seller will make full refund of all monies to Buyer.

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Buyer's Deed: When Buyer pays and performs this contract in full, Seller shall give to Buyer, or Buyer's heirs or assigns, a good and sufficient warranty deed conveying good and merchantable title in fee simple, free and clear of encumbrances excepting liens and encumbrances suffered or permitted by the Buyer or Buyer's heirs or assigns and subject to restrictions in the patient from the United States Government and the State of Oregon, restrictions in the dedication of the plat, the regulations and rules of Klamath County, and restrictions of record in the official files of the County Other Manager States County

## Clerk of Klamath County

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Clerk of Klamath County. Seller's Remedies: Time is of the essence of this contract and Buyer agrees to promptly make all payments when due and to fully and promptly perform all other obligations of this contract. In the event of default by the Buyer upon any of the terms and conditions contained herein and after 30 days written notice of default by Seller: (1) Seller may doclare this contract terminated and at an end and upon such termination, all of Buyer's right, (1) Seller may doclare this contract terminated and at an end and upon such termination, all of Buyer's right, title and interest in and to the described property shall immediately cease. Seller shall be entitled to the imme-diate possession of the described property; may forcibly enter and take possession of shid property removing Buyer and his effects; and all payments theretofore made by Buyer to Seder and all improvements or fixtures. placed on the described property shall be retained by the Seller as liquidated damages, or in the alternative. (2) Seller may, at his option, declare the entire unpaid printforck Salance of the purchase price with interest. thereon at once due and payable, and foreclose this contract by strict/foreclosure in equity; and upon the tiling of such suit all of the Buyer's right, title and interest in and to the above-described property shall mediately cease. Seller shall be entitled to the immediate possession of said property may forcibly enter and take possession of said property removing Buyer and his effects and all payments theretofore made by Buyer to Seller and all improvements or fixtures placed on the described real property shall be retained by the Seller as liquidated damages. Sinch right to possession in the Seller shall not be deemed inconsistent with the suit for strict foreclosure but shall be instructed thereof; and in the event Buyer shall refuse to deliver possession upon the filing of such suit. Buyer, by the execution of this contract, consents to the entry of an intericcutory or

alternative.
(3) Seller shall have the right to declare the entire ungaid principal balance of the purchase price with interest thereon at once due and payable, and in such event. Seller may either bring an action at law for the balance due thereby waiving the security, or in the alternative, may file suit in equity for such ungaid balance of principal and interest and have the property sold at judicial sale with the proceeds thereof applied to the court costs of such suits, attorney's fees, and the balance due Seller, and may recover a deficiency judgment against the Buyer for any ungaid balance remaining on this contract.
(4) In addition to the aforementioned remedies. Seller shall have any and all other remedies under the law.

Payment or Court Cost: If swit or action is instituted to enforce any of this contract, the prevailing party shall be entitled to such sums as the court may adjudge reasonable as attorney's fees in said suit or action in any court including any appellate court in addition to costs and disbursements provided by statute. Prevailing party shall also recover cost of title report. Waiver of Breach of Contract:

water of breach of contract. The parties agree to thill failure by either party at any time to require performance of any provision of this contract shall in no way affect the right to enforce that provision or be held a waiver of any subsequentioreach of any such provision.

STATE OF OREGON; COUNTY OF KLAMATH; SS.

Filed for record XXXXXXXXXXXX A.D. 1977 . ot2:09'clock 2M. and this \_\_\_\_\_\_ day of \_July\_\_\_

FEE \$ 6.00

Same and Street.

duly recorded in Vol. \_\_M\_77\_\_\_; of \_\_\_\_ Deeds on Page 13093 MILNE inty Clert

S.M

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