

TK

34098

CONTRACT—REAL ESTATE

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THIS CONTRACT, Made the 26th day of July, 1977, between
DELMAR R. ZYSETT

of the County of Lane and State of Oregon, hereinafter called
the first party, and JOHN H. MARSHALL and MARGIE A. MARSHALL, Husband and
Wife,
of Deschutes and State of Oregon, hereinafter called the second party,

WITNESSETH, That in consideration of the stipulations herein contained and the payments to be made
as hereinafter specified, the first party hereby agrees to sell, and the second party agrees to purchase, the follow-
ing described real estate, situate in the County of Klamath, State of Oregon, to-wit:

Lots 11 & 12, Block 9, River Pine Estates, First Addition,
Klamath County, Oregon.

for the sum of SIX THOUSAND SIX HUNDRED & NO/100 Dollars (\$6,600.00)
on account of which One Thousand Three Hundred Twenty & No/100 Dollars (\$1,320.00)
is paid on the execution hereof (the receipt of which is hereby acknowledged by the first party), and the re-
mainder to be paid to the order of the first party with interest at the rate of 8 per cent per annum from
July 26, 1977, on the dates and in amounts as follows: Balance \$5,280.00

Monthly payments of not less than \$78.50 per month including
interest at 8% per annum. First payment due the first day of
September, 1977 and like payment due the same day of each month
thereafter until both interest and principal is paid in full.
Purchaser may pay any or all of the unpaid balance at anytime
without penalty.

Purchaser is buying upon his own inspection and not solely upon
claims of seller or agent.
This contract shall not be sold or assigned without consent
of seller and this consent shall not be withheld unreasonably.
Cutting of trees not permitted, except for landscaping, building
dead or dangerous.

The buyer (also called second party) warrants to and covenants with the seller that the real property described in this contract is

(A) primarily for buyer's personal, family, household or agricultural purposes

Taxes for the current tax year shall be prorated between the parties hereto as of the date of this contract. The second party, in consideration
of the premises, hereby agrees to pay all taxes hereafter levied and all public and municipal liens and assessments hereafter lawfully imposed upon
said premises, all promptly and before the same or any part thereof become past due, that he will keep all buildings now or hereafter erected on
said premises insured in favor of the first party against loss or damage by fire (with extended coverage) in an amount not less than \$

in a company or companies satisfactory to first party, and will have all policies of insurance on said premises made payable to the first party as first
party's interest may appear and will deliver all policies of insurance on said premises to the first party as soon as insured. All improvements placed
thereon shall remain, and shall not be removed before final payment be made for said above described premises.

(Continued on reverse)

*IMPORTANT NOTICE: Delete, by lining out, whichever phrase and whichever warranty (A) or (B) is not applicable. If warranty (A) is applicable and if the seller is
a creditor, as such word is defined in the Truth-in-Lending Act and Regulation Z, the seller MUST comply with the Act and Regulation by making required disclosures;
for this purpose, use Stevens-ness Form No. 1308 or similar unless the contract will become a first lien to finance the purchase of a dwelling in which event use
Stevens-ness Form No. 1307 or similar.

Delmar R. Zysett
39015 Bryant Lane
Springfield, Oregon 97477
SELLER'S NAME AND ADDRESS

John H. Marshall, et ux
Star Route Hackett Drive
Gilchrist, Oregon 97737
BUYER'S NAME AND ADDRESS

After recording return to:

DeMals Escrow Service
P.O. Box 685
LaPine, Oregon 97739
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

John H. Marshall, et ux
Star Route Hackett Drive
Gilchrist, Oregon 97737
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of } ss.

I certify that the within instru-
ment was received for record on the
day of 19

at o'clock M., and recorded
in book on page or as
file/reel number

Record of Deeds of said county.
Witness my hand and seal of
County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

Recording Officer

By Deputy

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