

04642

MTL 1617-3871 Page 15634

This Agreement, made and entered into this 24th day of August, 1977 by and between

ELGAR J. BLODGETT,
hereinafter called the vendor, and
THOMAS L. A. TEUNISSEN and CAROL ANN TEUNISSEN, husband and wife,
hereinafter called the vendee.

WITNESSETH

Vendor agrees to sell to the vendee and the vendee agrees to buy from the vendor all of the following described property situate in Klamath County, State of Oregon, to-wit:

Lot 17, Block 2 of Tract 1002, LaWanda Hills,
according to the official plat thereof on file
in the office of the County Clerk of Klamath
County, Oregon.

at and for a price of \$7,950.00, payable as follows, to-wit:

of this agreement, the receipt of which is hereby acknowledged, \$7,950.00 at the time of the execution
per annum from August 1, 1977, with interest at the rate of 9 3/4%
month, inclusive of interest, the first installment to be paid on the 1st day of September
1977, and a further installment on the 1st day of every month thereafter until the full balance and interest
are paid.

Vendee agrees to make said payments promptly on the dates above named to the order of the vendor, or the
survivors of them, at the Edgar J. Blodgett

Oregon to keep said property at all times in as good condition as the same now are, that no improvement now on or which
may hereafter be placed on said property shall be removed or destroyed before the entire purchase price has been paid and
that said property will be kept insured in companies approved by vendor against loss or damage by fire in a sum not
less than \$ n/a with loss payable to the parties as their respective interests may appear, said
policy or policies of insurance to be held n/a that vendee shall pay regularly
and seasonably and before the same shall become subject to interest charges, all taxes, assessments, liens and incumbrances
of whatsoever nature and kind. Taxes shall be prorated as of August 1, 1977.

and agrees not to suffer or permit any part of said property to become subject to any taxes, assessments, liens, charges or
incumbrances whatsoever having precedence over rights of the vendor in and to said property. Vendee shall be entitled to
the possession of said property as of August 1, 1977.

Vendor will on the execution hereof make and execute in favor of vendee good and sufficient warranty deed conveying a
fee simple title to said property free and clear as of this date of all incumbrances whatsoever, except reservations,
restrictions, easements and rights of way of record and those appar-

ent upon the land
which vendee assumes, and will place said deed

together with one of these agreements in escrow at the Edgar J. Blodgett

at Klamath Falls, Oregon, and shall enter into written escrow
instruction in form satisfactory to said escrow holder, instructing said escrow holder that when, and if, vendee shall have
paid the balance of the purchase price in accordance with the terms and conditions of this contract, said escrow holder shall
deliver said instruments to vendee, but that in case of default by vendee said escrow holder shall, on demand, surrender
said instruments to vendor.

B
L
L
22
O

15636

Escrow fees shall be deducted from the first payment made hereunder. The escrow holder may deduct cost of necessary revenue stamps from final payments made hereunder.

In the event vendee shall fail to make the payments aforesaid, or any of them, punctually and upon the strict terms and at the times above specified, or fail to keep any of the other terms or conditions of this agreement, time of payment and strict performance being declared to be the essence of this agreement, then vendor shall have the following rights: (1) To foreclose this contract by strict foreclosure in equity; (2) To declare the full unpaid balance immediately due and payable; (3) To specifically enforce the terms of this agreement by suit in equity; (4) To declare this contract null and void, and in any of such cases, except exercise of the right to specifically enforce this agreement by suit in equity, all the right and interest hereby created or then existing in favor of vendee derived under this agreement shall utterly cease and determine, and the premises aforesaid shall revert and revert in vendor without any declaration of forfeiture or act of reentry, and without any other act by vendor to be performed and without any right of vendee of reclamation or compensation for money paid or for improvements made, as absolutely, fully and perfectly as if this agreement had never been made.

Should vendee, while in default, permit the premises to become vacant, Vendor may take possession of same for the purpose of protecting and preserving the property and his security interest therein, and in the event possession is so taken by vendor he shall not be deemed to have waived his right to exercise any of the foregoing rights.

And in case suit or action is instituted to foreclose this contract or to enforce any of the provisions hereof, vendee agrees to pay reasonable cost of title report and title search and such sum as the trial court may adjudge reasonable as attorney's fees to be allowed plaintiff in said suit or action, and if an appeal is taken from any judgment or decree of such trial court, the vendee further promises to pay such sum as the appellate court shall adjudge reasonable as plaintiff's attorney's fees on such appeal.

Vendee further agrees that failure by vendor at any time to require performance by vendee of any provisions hereof shall in no way affect vendor's right hereunder to enforce the same, nor shall any waiver by vendor of such 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.

In construing this contract, it is understood that vendor or the vendee may be more than one person; that if the context so requires the singular pronoun shall be taken to mean and include the plural, the masculine, the feminine, and the neuter, and that generally all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

This agreement shall bind and inure to the benefit of, as the circumstances may require, the parties hereto and their respective heirs, executors, administrators and assigns.

It is understood and agreed by the parties that there is a certain County Road Lien, Improvement Unit No. 96 entered October 24, 1974 in the amount of \$591.94, with a balance owing of \$591.94, plus interest, if any, which Vendees herein assume and agree to pay.

It is further understood by the parties hereto that the Vendor herein, Edgar J. Blodgett, is a licensed Real Estate Broker in the State of Oregon.

It is further understood and agreed that in the event Vendees are five (5) days late in the making of the payment called for above there shall be a \$5.00 late penalty charge.

Witness the hands of the parties the day and year first herein written.

Thomas L. A. Korman
Carol Anne Tunnissen
Edgar J. Blodgett

WILLIAM P. BRANDNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601
TELEPHONE 503/882-6616

2. CONTRACT OF SALE

STATE OF OREGON)
County of Klamath) ss.

August 24, 1977.

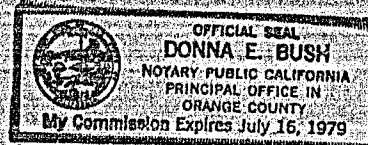
Personally appeared the above-named EDGAR J. BLODGETT and
acknowledged the foregoing instrument to be his voluntary act
Before me:

Marlene V. Holdington
Notary Public for Oregon
My Commission expires: 3-22-78

STATE OF CALIFORNIA)
County of Orange) ss.

August 15, 1977.

Personally appeared the above-named THOMAS L. A. TEUNISSEN and
CAROL ANN TEUNISSEN, husband and wife, and acknowledged the fore-
going instrument to be their voluntary act. Before me:



Donna E. Bush
Notary Public for Orange Co
My Commission expires: 7-16-79

Return
Blodgett Realty Rt. Bldg 920 City
Tip statement to
Thomas L. A. Teunissen
228 Shattuck Place
Orange Ca
92666

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO

this 24th day of AUGUST A. D. 1977 at 3:19 o'clock P.M.

and recorded in Vol. 477 of DEEDS on Page 15634

FEE \$ 0.00

W. D. MILNE, County Clerk

Hazel D. Hazil

3 CONTRACT OF SALE