

TK

37106

CONTRACT—REAL ESTATE

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THIS CONTRACT, Made this 16th day of September, 1977, between LAWRENCE WORLEIN and PAULINE E. WORLEIN, as tenants by the entirety, hereinafter called the seller, and S. H. LILLINGSTON and TRAVA L. LILLINGSTON, as tenants by the entirety, hereinafter called the buyer,

WITNESSETH: That in consideration of the mutual covenants and agreements herein contained, the seller agrees to sell unto the buyer and the buyer agrees to purchase from the seller all of the following described lands and premises situated in Klamath County, State of Oregon, to-wit:

The Westerly 100 feet of Lots 43 and 44 of FRONTIER TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. Reservations and restrictions, including the terms and provisions thereof, contained in deed from United States of America to Nellie J. Hansberry, widow of Harry Elmer Hansberry, dated August 11, 1937, recorded September 14, 1937 in Volume 112, page 39, Deed Records of Klamath County, Oregon as follows: "Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, rights, laws and decisions of Courts; as per Microfilm records of Klamath County, Oregon.

2. Subject to reservations and restrictions, including the terms and provisions thereof, contained in deed recorded February 26, 1969 in Volume M69, page 1528, Microfilm Records of Klamath County, Oregon, to wit: "Reservation that no commercial enterprises or enterprise shall (Continued on reverse) TWELVE THOUSAND AND NO/100ths Dollars (\$12,000.00)

(hereinafter called the purchase price), on account of which TWO THOUSAND AND NO/100ths Dollars (\$2,000.00) is paid on the execution hereof (the receipt of which is hereby acknowledged by the seller); the buyer agrees to pay the remainder of said purchase price (to-wit: \$10,000.00) to the order of the seller in monthly payments of not less than ONE HUNDRED AND NO/100ths Dollars (\$100.00) each,

payable on the 15th day of each month hereafter beginning with the month of November, 1977, and continuing until said purchase price is fully paid. All of said purchase price may be paid at any time; all deferred balances of said purchase price shall bear interest at the rate of 9 per cent per annum from

September 15, 1977 until paid, interest to be paid monthly and \* (in addition to being included in the minimum monthly payments above required. Taxes on said premises for the current tax year shall be pro-rated between the parties hereto as of the date of this contract.

The buyer 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, and

(B) for the development of a business or other enterprise, and the buyer agrees that at all times he will keep the buildings on said premises, now or hereafter erected, in good condition and repair and will not suffer or permit any waste or strip thereof; that he will keep said premises free from mechanics' and all other liens and save the seller harmless therefrom and reimburse seller for all costs and attorney's fees incurred by him in defending against any such liens; that he will pay all taxes hereafter levied against said property, as well as all water rents, public charges and municipal liens which hereafter lawfully may be imposed upon said premises, all promptly before the same or any part thereof become past due; that at buyer's expense, he will insure and keep insured all buildings now or hereafter erected on said premises against loss or damage by fire (with extended coverage) in an amount

full insurable

not less than \$ value in a company or companies satisfactory to the seller, with loss payable first to the seller and then to the buyer as their respective interests may appear and all policies of insurance to be delivered to the seller as soon as insured. Now if the buyer shall fail to pay any such liens, costs, water rents, taxes, or charges or to procure and pay for such insurance, the seller may do so and any payment so made shall be added to and become a part of the debt secured by this contract and shall bear interest at the rate aforesaid, without waiver, however, of any right arising to the seller for buyer's breach of contract.

The seller agrees that at his expense and within days from the date hereof, he will furnish unto buyer a title insurance policy insuring (in an amount equal to said purchase price) marketable title in and to said premises in the seller on or subsequent to the date of this agreement, save and except the usual printed exceptions and the building and other restrictions and easements now of record, if any. Seller also agrees that when said purchase price is fully paid and upon request and upon surrender of this agreement, he will deliver a good and sufficient deed conveying said premises in fee simple unto the buyer, his heirs and assigns, free and clear of encumbrances as of the date hereof and free and clear of all encumbrances since said date placed, permitted or arising by, through or under seller, excepting, however, the said easements and restrictions and the taxes, municipal liens, water rents and public charges so assumed by the buyer and further excepting all liens and encumbrances created by the buyer or his assigns.

(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.

Lawrence and Pauline E. Worlein  
3630 Homedale  
Klamath Falls, Oregon 97601  
SELLER'S NAME AND ADDRESS

S.H. and Trava L. Lillingston  
985 N.W. Sequoia  
Corvallis, Oregon 97330  
BUYER'S NAME AND ADDRESS

After recording return to:

MTC

NAME, ADDRESS, ZIP

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

S.H. & Trava L. Lillingston  
985 N.W. Sequoia  
Corvallis, Ore. 97330  
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instrument 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

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 said purchase price with the interest thereon at once due and payable and/or (3) to foreclose this contract by suit in equity, and in any of such cases, all rights and interest created or then existing in favor 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 rest in said seller without any act of re-entry, or any other act of said seller to be performed and without any right of the buyer of return, reclamation or compensation for moneys paid on account of the purchase of said property as absolutely, fully and perfectly as if this contract and such payments had never been made; and in case of such default all payments theretofore made on this contract are to be retained by and belong to said seller as the agreed and reasonable rent of said premises up to the time of such default. And the said seller, in case of such default, shall have the right immediately, or at any time thereafter, to enter upon the land aforesaid, without any process of law, and take immediate possession thereof, together with all the improvements and appurtenances thereon or thereon belonging.

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.

Purchasers are to fully pay all real property taxes and liens in addition to payments required herein.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$12,000.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is not stated in this instrument.~~ (1) If the actual consideration is other than that stated in this instrument, the buyer agrees to pay such sum as the 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 the trial court, the buyer further promises to pay such sum as the appellate court shall adjudge reasonable as plaintiff's attorney's fees on such appeal.

In case suit or action is instituted to foreclose this contract or to enforce any of the provisions hereof, the buyer agrees to pay such sum as the 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 the trial court, the buyer further promises to pay such sum as the appellate court shall adjudge reasonable as plaintiff's attorney's fees on such appeal. 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 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.

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.

Lawrence I. Worlein

Lawrence Worlein

Pauline E. Worlein

Pauline E. Worlein

S. H. Lillingston

Trava L. Lillingston

NOTE—The sentence between the symbols (1) and (2), if not applicable, should be deleted. See ORS 93.030.

STATE OF OREGON, }  
County of Klamath } ss.  
September 16, 1977

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_

Personally appeared \_\_\_\_\_ and

Personally appeared the above named Lawrence Worlein, Pauline E. Worlein, S. H. Lillingston and Trava L. Lillingston

each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of \_\_\_\_\_

and acknowledged the foregoing instrument to be their voluntary act and deed.

and that the seal affixed 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.

Before me: *Judy Blaback*  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires 8-23-81

Before me: *John A. Knowles*  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires 11-14-1978

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 acknowledgment of deeds, by the owner of the title being conveyed. Such 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 bound thereby.

"(2) Violation of subsection (1) of this section is a Class B misdemeanor."

be operated on the above described real property; and there is reserved from the lands hereby granted a right-of-way thereon for ditches or canals constructed by the authority of the United States." 3. Reservations, including the terms and provisions thereof, as contained in Warranty Deed recorded November 3, 1967, in Volume M67, page 8565, Microfilm Records of Klamath County, Oregon, to wit: "Reservations that no commercial enterprise or enterprises shall be operated on the above described real property." 4. A contract of sale between Cecil H. Flemming and Helen C. Flemming, husband and wife, as Sellers, and Lawrence I. Worlein and Pauline E. Worlein, husband and wife, as Buyers, dated July 1, 1971, with an approximate balance thereon of \$1,537.58 which the contract purchasers herein do not assume and do not agree to pay and contract sellers herein covenant to and with purchasers that sellers will fully pay and satisfy said contract and hold purchasers harmless from any liability or obligation therefrom.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

led for record at \_\_\_\_\_ of \_\_\_\_\_  
this 11th day of October A. D. 1977 at 11:07 clock A. M., and  
duly recorded in Vol. M77, of Deeds on Page 19324

Wm D. MILNE, County Clerk

By *Bonnie S. Smith*

Fee \$6.00

19325