or Contract (Individual or Corporate) Vol. 77 Page 221038 THIS CONTRACT, Made this 1st day of January , 1977
N. Bloomgren, N. Charlene Bloomgreen, Robert C. Charman and -D---N-Mary A. Chapman and Fred W. Koehler, Jr., 1362 Lance Drive, Tustin, California 92680 , hereinafter called the seller, , 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 Northwest quarter of the Northeast quarter of Section 36 in Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon NOTE: Buyer to make monthly payments directly to Sellers. hereof, the receipt whereof hereby is acknowledged by the seller; the buyer agrees to pay the balance of said purchase price to the order of the seller at the times and in the amounts as follows, to-wit:
The balance of \$4,800.00 shall be paid by Buyer to Seller as follows:
Not less than \$50.00 per month including interest. Interest shall
begin and accrue as of November 1, 1977.
The first monthly payment shall
be made on or before December 1, 1977, and like payment shall be made on or before the 1st day of each and every month thereafter until the full purchase price, both principal and interest is paid in full. All of said purchase price may be paid at any time; all of the said deferred payments shall bear interest at the rate of 7-1/2 per cent per annum from this date until paid, said interest to be paid monthly and * } in addition to being included in the minimum regular payments above required. Taxes on said premises for the current fiscal 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, lamily, household or agricultural purposes, \$\((B) \) for an expansion or considered if hopes in the lamb property in the duriness or considered purposes other agreements. The buyer shall be entitled to possession of said lands on. Closing. 1977, and may retain such possession so long as in good condition and repair and will not suffer or permit any waste one or stip thereof; that he will keep said premises, now or hereafter erected, other lens and save the seller harmless thereform and reinhures seller for all costs and attorney's less incurred by him in defending against any such littles that he will pay all taxes bereafter, levied against said property, as well as all water rents, public charges and municipal liens which hereafter law-keep insured all buildings now or hereafter erected on said premises, all promptly before the same or any part thereof become past due; that at buyer's expense, he will insure and seep insured all buildings now or hereafter erected on said premises against loss or damage by fire (with extended coverage) in an amount not less than a few controls. \$ 6,000.00 in a company or companies satisfactory to the seller, with loss payable to the seller as his interest 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 lines, costs, water tents, taxes, or charges or opposite and any for such insurance, the seller may do so and any payment so made shall be added to and becomes an opposite and the debt secured by this The said described premises are now subject to a contract on mortgage (the word mortgage as used berein includes within its meaning a trust. dred) recorded in the Deeds, Mortgages, Miscellaneous's Records of said county in book UNIECOIDEd at page thereof nd to individuals.

IN WITNESS WHEREOF, said parties have executed this instrument in duplicate; It 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. Mary A. Chapman, by A-21 Blange By D. N. Bloomgren, her attorney in fact Fred W. Koehler, Jr. 1362 Lance Drive, Tustin, California 92680

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