

TIA 38-13719-M

FORM No. 147. CONTRACT—REAL ESTATE—Partial Payments.

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR 97204

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CONTRACT—REAL ESTATE

Vol. M11 Page 22918

THIS CONTRACT, Made the 25th day of November, 1977, between
JOHN D. TEJADA and LINDA S. TEJADA, husband and wife,

of the County of Klamath and State of Oregon, hereinafter called
the first party, and JOHN C. BRICKLEY

of Klamath 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:
Lot 27 of CASITAS, Klamath County, Oregon

SUBJECT TO: Reservations, restrictions, rights of way and easements of
record and those apparent on the land; and

Contract of Sale, including the terms and provisions thereof,
dated the 20th day of December, 1976, recorded the 20th day of
December, 1976, between Howard T. Kellison and Mildred Kellison,
as Vendors and John D. Tejada and Linda S. Tejada as Vendees,
which contract first party agrees to pay in accordance with the
terms thereof.

for the sum of Twelve Thousand and no/100-----Dollars (\$ 12,000.00)

on account of which Two Thousand and no/100-----Dollars (\$ 2,000.00)

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 9% per cent per annum from
Date hereof 1977, on the dates and in amounts as follows: The sum of \$100

per month on or before the 25th day of December, 1977, and a like payment
on or before the 25th day of each and every month thereafter to and
including the 25th day of November, 1981; on or before the 25th day of
December, 1981, the remaining balance of principal and interest then
unpaid shall be due and payable. In addition to the foregoing monthly
payments, Second party shall make a payment in the sum of \$500 on or
before the 25th day of February, 1978, and a payment in the sum of \$500
on or before the 25th day of May, 1978. All of the foregoing payments
shall include interest at the rate of 9% per annum.

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,
(B) for an organization or (even if buyer is a natural person) is for business or commercial purposes other than 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.

John Tejada and Linda Tejada
c/o 4052 South Sixth Street
Klamath Falls, OR 97601
SELLER'S NAME AND ADDRESS

John C. Brickley
2320 1/2 White Avenue
Klamath Falls, OR 97601
BUYER'S NAME AND ADDRESS

After recording return to:

TRANSAMERICA

NAME, ADDRESS, ZIP

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

John C. Brickley
2320 1/2 White Avenue
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____

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.By _____ Recording Officer
Deputy

55040

The first party agrees that at his expense and within _____ days from the date hereof, he will furnish unto second party a title insurance policy insuring (in an amount equal to said purchase price) marketable title in and to said premises in the first party 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. First party 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 second party, 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 first party, excepting, however, the said easements and restrictions and the taxes, municipal liens, water rents and public charges so assumed by the second party and further excepting all liens and encumbrances created by the second party or his assigns.

But in case the second party 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 of the essence of this agreement, then the first party 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 the right and interest hereby created or then existing in favor of the second party derived under this agreement, shall utterly cease and determine, and the premises aforesaid shall revert and re-vest in the first party without any declaration of forfeiture or act of re-entry, or without any other act by first party to be performed and without any right of the second party of reclamation or compensation for money paid or for improvements made as absolutely fully and perfectly as if this agreement had never been made.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 12,000.00 ~~However, the actual consideration~~

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

The second party further agrees that failure by the first party at any time to require performance by the second party of any provision hereof shall in no way affect first party's right hereunder to enforce the same, nor shall any waiver by said first party of any breach of any provision hereof be held to be a waiver of any succeeding breach thereof or as a waiver of the provision itself.

In construing this contract, it is understood that the first party or the second party 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.

NOTE—The sentence between the symbols Ⓢ, if not applicable, should be deleted. See ORS 93.030.

STATE OF OREGON,
County of Klamath } ss.
November 25, 19 77.

STATE OF OREGON, County of _____) ss.
_____, 19____.

Personally appeared _____ and

_____, who, being duly sworn, 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 _____

Personally appeared the above named
John D. Tejada, Linda S. Tejada
and John C. Brickley

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

_____, a corporation, 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:

(SEAL)

Maitha L. Lutz
Notary Public for Oregon
My commission expires 7-21-81

Notary Public for Oregon
My commission expires: _____

Section 4 of Chapter 818, 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.

(DESCRIPTION CONTINUED)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Ins

this 25 day of Nov A. D. 19 77 at 3:42 o'clock P. M., and

duly recorded in Vol. M 77, of dee ds on Page 22918

6.00

Wm D. MILNE, County Clerk

By Lucy D. Rich