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FORIA No. 706. CONTRACT-REAL ESTATE-Monthly Payn	nenia.	STRVENS HE
40205	CONTRACT-REAL ESTATE	Vs

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40205 THIS CONTRACT, Made H Fred W. Koehler, Jr.	. .			ruge	23883
angeton 8 Maria	_{lis} 1st	day of Noven			7 , between
and Langston & Mildred	A. Gotcher, H	1 & W; Alice	J. Gotcher an	reinafter calle d Barbara	ed the seller, Leyba
WITNESSETH: That in co seller agrees to sell unto the buyer scribed lands and premises situated		grees to purcha	ints and agreem is from the selle	reinalter calle ents herein co r all of the f regon	
Lot 36 Block 11 Klama	th Forest Est	ates Unit 1	consisting of	6.26 acre	
3 2					
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for the sum of Four thousand	l two hundred		Dol	lars (\$ 4,20	0.00
(hereinafter called the purchase pric Dollars (\$ 1,000.00) is paid or seller); the buyer agrees to pay the					
of the seller in monthly payments of			(to-wit: \$ 3,20	0.00) t	iged by the o the order
Dollars (\$ 50.00) each,	or more	11109			
and continuing until said purchase all deferred balances of said purcha Date of Contract the minimum monthly payments abor rated between the parties hereto as of	ntil paid, interes	t to be paid C	ncurrently	er cent per a	nnum from
	" the date of this	\$ CONTEACE			g included in all be pro-
The buyer warrants to and covenants with *(A) primarily for buyer's personal, family	the seller that the re h bousehold or agricult	al property described	in this contract is		g included in all be pro-
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23882 (b) it is understood and agreed between said parties that time is of the s above required, or any of them, punctually within ten days of the time is at his option, shall have the following rights (1) to declare this contracts a and interest created or their neural models of the buyer as against his option in the interest throwing in favor of the buyer as against the of the purchase above described and all other rights acquired by the buy of other purchase of waid selfus and all other rights acquired by the buy in of the purchase of waid projects as absolutely, fully and perfectly as i default all payments therefore on the orthogen of the selfer, in case of work declar in the land aloresaid, without any process of law, and take inmediate pay in thereinging. r is of the essence of this contract, and in case of the time limit's therefor, or fail to keep a management of the contract mult and for the contract of t pur. Ighte such del t the land aloresa thereto 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. 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 ruc-ceeding breach of any such provision, or as a waiver of the provision itself. Buyers will comply with all existing county building codes and samitation requirements. Seller advises of existing financing for which buyers assumes no responsibility or appeal. In construing this contract, it is understood that the seller or the buyer may be more than one person; that if the contest so requires, the singu-lar propoun 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 hereot 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 inveto by its officers duly authorized thereunto by order of its board of directors. Vandation Cottoner Mildred A. Gotcher INDIVIDUAL ACKNOWLEDGEMENT licable, should be deleted. See ORS 93.0301 Alice J.Gotcher Winfield Title, Inc. STATE OF CALIFORNIA) 53. SS. COUNTY OF Orange ...and December 1, 1977 duly sworn, On . before me, the undersigned, a Notary Public in and for said State, Fred W. Koehler, Jr. personally appeared wmer is the latter is the corporation, fporate seal saled in be-and each of d deed. known to me is to be the person ____ subscribed to the within instrument and acknowledged that executed the same. he WITNESS my hand and official seal. OFFICIAL SEAL) OFFICIAL SEAF SHEREE L. TOWLE NOTWRY PURCE CALIFORNIA POULORAL OFFICE IN GRAVE COUNTY Sheree L. Towle Jaca April 3, 1981 State of California On this the 23rd day of November 1977, before me, County of San Diego Robin J. Ortman the undersigned Notary Public, personally appeared Langston Gotcher, Mildred A. Gotcher, Barbara Leybaona Alice J. Gotcher Known to me to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged that they 14 executed the same for the purposes therein contained. OCUIA. IN WITNESS WHEREOF, I hereunto set my hand and official seal. on Cap. Feb. 27, 1978 Robin J. Ortman Robin F. Ortman STATE OF OREGON; COUNTY OF KLAMATH; ss. SMS-2760-2760 I hereby certify that the within instrument was received and filed for record on the __9th__day of <u>December</u> A.D., 19<u>77</u> at <u>11:45</u> o'clock A M., and duly recorded in Vol. <u>M77</u>, Deeds _____on Page_<u>23881</u> WM. D. MILNE, County Clerk By einetha . Lelsch Denuty FEE ______\$6_00_