	40206	CONTRACT-REAL ESTATE	Vol	71 Pc	ige_ <b>238</b>	<b>83</b> 4 (\$);	1.1
	THIS CONTRACT, Made this	1st day of No					2
F	red W. Koehler, Jr.						العسبية الم
a	nd Langston & Mildred A. Go	otcher H & W; Alice	J. Gotche	r and Bar	bara Leyba	· · · · · · · ·	
	WITNESSETH: That in conside	eration of the mutual cov	venants and	agreements .	ter called the herein containe	d, the	
s	seller agrees to sell unto the buyer and scribed lands and premises situated in	the buyer agrees to pure	chase from t	he seller all	of the following,	ng de-	190
3	sender fands and premises structed m		,,		•		, <b>š</b> ,
L	ot #1 Block 34 Klamath Falls I	Forest Estates Hwy.	66 Unit P	lot #2			小小
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f	for the sum of	ed F	ive Hundre	d	s (\$ 3,200.0	) 	THE REAL
1	Dollars (\$ 500.00 ) is paid on the seller); the buyer agrees to pay the rem	a execution hereof (the r	eceint of whi	ch is herehv	acknowledged	by the	
ť	of the seller in monthly payments of n	ot less than TITTY		\$ 2,700.	00) to th	order	
	Dollars (\$ 50.00 ) each, 0						
i	payable on the 1st day of each mo and continuing until said purchase pri	onth hereafter beginning v	with the mon	th of Dece	mber,	19.77, z time:	
,	all deferred balances of said purchase	price shall bear interest a	at the rate of	9per	cent per annui	n from	and internet
	Date of Contract until the minimum monthly payments above	I paid, interest to be paid required Taxes on said	d concurrer	the current	and * {being inc	luded in	
1	rated between the parties hereto as of t	he date of this contract.					- Jula 200
	The buyer warrants to and covenants with the #(A) primarily for buyer's personal, family, he	ie seller that the real property de ousehold or agricultural purposes,	escribed in this co	niract is		1	
	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	<u>አለንሱቶጵያ እና እንዲኖረ እን ትንምአን</u>	(XXXXXXXXXXX)	500XXXXXXXX	90X969(9)(9)(9)(9)	**	Crister .
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And it is understood and opened 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 builded therefor, or fail to keep any afterment herein contained, then the selfer at his option shall bave the following rights within ten days of the time builded therefor, or fail to keep any afterment herein contained, then said purchase pice with the interest thereon time distribution and sole. (2) to declare this contract right and sole, (2) to declare the woll under the woll under the following right of the declare this contract in and and sole. (2) to declare the woll under the model in any of such cases, and it they are interest thereon distribution to be declared by the bave the shall uterly cover and determine and the right and on the previous of the previous of the right and interest created or then existing in have of this bayer in a distribution the bare the shall uterly cave and determine and all other right and or (3) to be declare the sole of the previous of the previous of the previous of the openation or compension that the herein terms channed existing and all other right and of any the bave there under shall trevet to and revest in said selfer without any set of a needed or the previous and the bayer the channed and within the bayer within the bayer of the more and with the previous right of the bayer thermation or compension to more spand or account of the purchase of the previous above therein the said wells as if this contract and such payments therefolder made on this vanitor are there herein bay with inmediately, or at ony time thereafter, to enter upon the land docesid, without any process of law, and take inmodular providem therein therein contrained by and the previous therein therein and reasonable rent of said effects with a the previous set.	
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 waver by said seller of any breach of any provision hereof be held to be a waiver of any suc- ceeding breach of any such provision, or as a waiver of the provision itself.	71
Buyers will comply with all existing county building codes and sanitation requirements. Seller advises of existing financing for which buyers assumes no responsibility or obligation.	
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 3,200,00	
by its stricers duly authorized thereinto by order of its board of directors. Largston Gotcher Largston Gotcher Mildred A. Gotcher NOTE-The sentence between the symbols Q, if not applicable, should be deleted. See QRS 93.030. Alice J. Gotcher Alice J. Gotcher	
INDIVIDUAL ACKNOWLEDGEMENT       Winfield Title, Inc.       and         STATE OF CALIFORNIA       SS.       & duly sworn,         COUNTY OF       Orange       } SS.       & i former is the         on       December 1, 1977       before me, the undersigned, a Notary Public in and for said State,       & a corporation,         personally appeared       Fred W. Koehler, Jr.       a corporation,       corporate seal	
with the person whose name is subscribed to the within instrument and acknowledged that he executed the same.       is subscribed to the within instrument and acknowledged that he executed the same.       (OFFICIAL SEAL)         WITNESS my hand and official seal.       Signature       Signature       is contract of the parties are being conveyed.         Sheree L. Towle       Name (Typed or Printed)       It is area for official potential teal).       It is area for official potential teal).	
FORM C-8 (This area for official notarial seal)	
State of <u>California</u> State of <u>California</u> County of <u>San Diego</u> Ss. On this the <u>23rd</u> day of <u>November</u> <u>1977</u> , before me, Robin J. Ortman the undersigned Notary Public, personally appeared Langston Gotcher, Mildred A. Gotcher, Barbara Leyba, and Alice J. Gotcher	
Known to me to be the person(s) whose name(s) <u>ave</u> subscribed to the within instrument and acknowledged that <u>they</u> ROEIN J. ORTMAN NOTARY PUBLIC - CALIFORNIA NOTARY PUBLIC - CALIFORNIA NOTARY PUBLIC - CALIFORNIA NOTARY PUBLIC - CALIFORNIA	
Robin J. Ortman Robin J. Ortman	
STATE OF OREGON; COUNTY OF KLAMATH; ss. I hereby certify that the within instrument was received and filed for record on the <u>9th</u> day of	
December A.D., 19 77 at 11:45 o'clock A M., and duly recorded in Vol M77 , of Deeds on Page 23883 . WM. D_ MILNE, County Clerk	
FEE <u>\$6.00</u> By Semetha M. feloch Denuty	

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