	IRM NO. 700-CONTRACT-BEAL ESTATE-MONTHLY PEYMONIE NHC 1910-13 STEVENE-REES LAW FUELIBRING CO., PORTLAND, UN. 67304
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	THIS CONTRACT, Made this 9th day of February , 19 (6, between JOSEPH A, HELLE and MARGARET M, HELLE, as tenants by the entirety
a	, hereinalter called the seller, nd
s: S:	, hereinafter called the buyer, WITNESSETH: That in consideration of the mutual covenants and agreements herein contained, the eller agrees to sell unto the buyer and the buyer agrees to purchase from the seller all of the following de- cribed lands and premises situated in Klamath County, State of Oregon, to-wit:
	N½S½NW¼, S½S½NW¼ Section 19, Township 35 South, Range 13 East of the Willamette Meridian.
([s	or the sum ofThirty Seven Thousand Five Hundred and no/100 Dollars (\$ 37,500.00) hereinafter called the purchase price), on account of which Ten Thousand and no/100 Dollars (\$10,000.00) is paid on the execution hereof (the receipt of which is hereby acknowledged by the eller); the buyer agrees to pay the remainder of said purchase price (to-wit: \$ 27,500.00) is remainder of said purchase price to contract at 11 S
7	Anthersetter in successful representations with the second set of a summer a contract, at U.S. anters (fxxxxx) fxxxxxxx second National Bank in the amount off 17,900.04 Interest thereon
x	paid to March 1, 1978. The remaining balance of \$9,599,96 due and owing on this the mathematical structure of the second struc
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r	ated 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
	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, <u>REPUTACE MECHECONFICIENT CONFICUENT ACCENT ACCENT ACCENT ACCENT ACCENT ACCENT ACCENT ACCENT ACCENT REPUTACE MECHECONFICIENT CONFICUENT ACCENT ACCENT ACCENT ACCENT ACCENT ACCENT ACCENT ACCENT REPUTACE ACCENT ACCENT ACCENT ACCENT ACCENT ACCENT ACCENT ACCENT ACCENT ACCENT The buyer shall be entitled to possession of said lands on</u>
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	And it is understood and agreed between said parties that time is of the essence of this contract, and in case the ouver shall fail to make the payments above required, or any of them, punctually within 20 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: (12) to declare this contract null and voil, (2) to declare the whole unpaid principal balance of said purchase pris with the interest thereon at once due and payable to the contract null and voil, (2) to declare the whole unpaid principal balance of said purchase pris with requiry, and in any of such case, all rights and (2) to withdraw said deed and other documents from escrow and/or (4) to breelose this contract by said remning and the right to the possession of the premess charted or then estilling in layor of the buyer as against the seller hereunder shall ultrefly cease and de- seller without any act of re-entry, or any other act of addraw ball of the rights acquired by the buyer brevender shall voirer to and moneys paid on account of the purchase of said property as about the prefamed and without any right of the buyer of return exclamation or compeny tion by rate of a such cleanuit all payments therieflore unde on thesautinated by the strained by and belong to said seller as the agreed and resumable return premises up to the time of such delauit. And the said seller, in case of awab defamily half had be of at any sine thereafter, to enter upon the long alloces and any process of law, and take immediate possession thereoft, together with all the improvention and appression and appression and appression and pression there defaunce thereoft to enter upon the long alloces are further any process of law, and take intereding to thereoft, together with all the improvente and apputenness and the interest it of any time thereoft to enter upon the long alloces are of such cleanet. And the said seller, in case of awab defauit, shall have the right as the agreed and the
	In interest thereon at once due and pavable, (1) to withdraw aid deed and other documents from excess which are all rights and interest cares, all rights and interest created or then existing in layor of the buyer as against the relate hereander shall utterly care and decided and other documents trights and there is the contract by auit in the relation of the pression of the pression and the right to the contession of the pression advocuted or then existing in layor of the buyer as against the relate hereander shall utterly care and decided and other documents trights and utterly care and decided and all other rights and utterly care and decided and all other rights and utterly care and decided and all other rights and utterly care and decided and all other rights and utterly care and decided and all other rights and utterly care and decided and all other rights and utterly care and decided and all other rights and utterly care and decided and all other rights and utterly care and decided and all other rights and utterly care and decided and all other rights and utterly care and and decided and all other rights and utterly care and and decided and all other rights and utterly care and and decided and all other rights and all other rights and and all o
41 3 8	moneys paid on account of the purchase of and penetron of the sector and without any right of the buyer of refunit event in said revert in said and revert in said and revert in said and revert in said said said said said said revert in said said revert in said said revert in said said revert in said said said said said said said said
	The land aloreand, without any process of law, and take immediate possession thereof, together with all the improvements and appurtenances thereon or 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 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 the provision lised.
	of any such provision, or as a waiver of the provision itself.
	The true and actual consideration paid for this transfer, stated in terms of dollars, is \$
	and the second state of th
	party's attorney's less on such appeal
	This agreement shall bind and inure to the benefit of, as the circumstances may require, not only the immediate parties hereto but their respective heirs, executors, administrators, personal representatives, successors in interest and assigns as well. IN WITNESS WHEREOF, said parties have executed this instrument in triplicate; if either of the undersigned is a corporation, it has caused its corporate name to be sided and and and instrument in triplicate.
	is a corporation, it has caused its corporate name to be signed and its corporate seal affixed hereto by its officers
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	STATE OF OREGON
.	STATE OF ORECON. ST County of Klamath February 90 19.78
	Halia Herrenand Margaret M. ear Personally appeared the above named
	and acknowledged the foregoing instru-
	of of ato seal
	(OFFICIAL ALLA SEAL)
	Notary Public for Oregon (SEAL)
	ORS 93.635 (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 conveyor of the title to be con- ties are bound thereby.
	ORS 93.999(3) Violation of CAS 93.635 is punishable, upon conviction, by a fine of not more than \$100. (DESCRIPTION CONTINUED)
	*** contract shall be paid at the rate of 8% per cent per annum. Buyer agrees
	to pay Seller not less than Seven Hundred Fifty Nine and 99/100 dollars (\$759.99) in the first twelve (12) months. Begining the second year monthly payments of
	not less than \$50.00 per month plus interest at 8% per cent per annum until principal and interest are paid in full. All of said purchase price may be paid at any time.
	This contract of sale cannot be assigned or sold until paid in full without written permission of the sellers.
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	TTE OF OREGON; COUNTY OF KLAMATH; 33.
	led for record at request of <u>Mountain Title Co.</u>
	his 10th day of February A. D. 1978 at 4:18 M., and
	uly recorded in Vol. <u>M78</u> , of <u>Deeds</u> on Page. 2556
	Wm D. MILNE, County Clarked By Stangethan S. Color
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