TO THE SECOND PROPERTY OF THE PROPERTY OF THE

FRANK M. PEDERSEN and BARRIE G. PEDERSEN, husband and wife, ser collect the version of the property of the pro ct the times above specified, or fail to keep only of the other terms of conditions of this agreement time of Edython and suits performance being declared to be the execution of this agreement, then yendor shall have the following rights; (II) To suits performance being declared to be the execution of this agreement, the full unpend balance immediately due and poyables forescose this contact by stret foreslower in equity: (21.10 agents) al byending burger dell 60000 winder S. William The winder Semegreened to day from the winder Seal of the following and the property studies in Plantage County, State of Oragon; to wild for only in an inexpense of the land of the property of the property in the property of the pr van in hotset him error vienn, none insmeerin zinn none cevrier eenrev is rever at process con te serier vienn vienn in hotset in process con te serier vienn vienn vienn in hotset in series vienn vi ather act hydrically plater act hand, the County, and percely as it appears in the control of the county of the co

Should vender, while in default permit the premises to become vector; Vender and take presented of some for the puryear of presenting and presenting the property and his security interest the foreign rights of the storage and presenting the property and his security interest the storage and presenting the property of the storage and in the storage and presenting the storage and present in the storage an

HEAL IN COSE WILL OF CARROLLIS INSILITIES TO STREET OF 10 ENGINE AND OF the Provisions hased, vendes carred e Yemotho an eldonoscar orbida (par juso init) adi ar aus fols, bur dans elli) bur itore office sometiment yeq of es vertices to be allowed picing in seld suffer action, with it on appeal is (agentiform on the picing in decree of such that court, as decree of such that court and seal a Yourolto elitatoria and interest appears and a state of the state of the

Vordee further extress that follure by yender of city time to require performance by yender of city provisions hered shall and the distriction of the special form of the special Healf, notelyong ent to myore of one guidescould breech to care and control of the provider of the pulled by the care in the best of the best of the pulled by the care in the best of the best of the care in the fashes add it holt knowned one mail stom of vont cobney edt to nobney todi, bookstebru st if theware stdt publishes ni Frequires the cincular pronount shall be taken to mean and include the planch the masciline, the feminine, and the perten-Whombe Aidan sound and around that security all decompositions around the pellate and pellate and the security all decompositions around the compositions are security as the security as the

of this agreement, the receipt of which is hereby acknowledged; \$25,000.00 with interest at the rate of 8 % per amount from Clark of Con trace per amount from Clark of the rate of 8 % per amount from the rate of 8 % per am 197.8], former a finalizar fraction of that is reposed to the interest restriction of the final interest and the entire sum, both prime ipaliand finiterest to be paid in full

Vendees shall pay, in addition to the sums called for above (all) taxes a instrance of the vendees do not pay said sums. Vendors may at their contract, to bear interest at the rate provided herein.

Vendee ogrees to make said payment promptly on the dates above named to the order of the vendor, or the survivous of them, of the Clamath First Federal Savings & Loan

Oregon) to keep said property at all times in as good condition as the same now are that no improvement now for or which M may hereafter be placed on said property shall be removed or destroyed before the entire purchase price has been poid on that said property will be kept insured in companies approved by vendor Against to a damage by the input for incompanies approved by vendor Against to a damage by the input for incompanies approved by vendor Against to a damage by the input for incompanies approved by vendor Against to a damage by the input for incompanies approved by vendor Against to a damage by the input for input that said property will be kept insured in companies approved by vendor. August are a company of the ingle sum not less than XX full ins. Value with less payable to the parties as their respective interests may appoint of policies of insurance to be held Vendors copy to Venders that vendee shall become subject to interest charges, all interests and poly regularly of whatsoever nature and kind. Taxes to be provated as of May 3, 1978.

and oppess not to suffer or permit only port of sold property to become subject to only toxes, obsessments, liens, charges or the possession of said property as of May 3, 1978 so over rights of the vendor in and to earld property. Vendes shall be entitled to

yender will on the execution haveof make and execute in favor of vendes good and sufficient warranty deed conveying a the simple tile to said property has and clear described simple tile to said property has and clear described simple tile to said property has and clear described simple submissions wherever, emerges reservantions, enterprise servantions, enterpr users and sanitation distrcts.

which vendee ossumes, and will place end de

locather with one of these queements in escrew of the Klamath First Federal Savings "a Loan V

instruction in form; satisfactory to said escrew holder, instructing edid escrew holder that which which shall have poid the belonce of the purchase price in occurrence with the terms and conditions of this contract; baid secree bolder shall deliver acid instruments to vendee but that in case of default by vendee said secrety holder shall, on demand, surrander

WM, D. WILNE, County Clark

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By Line J Allie

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Ecrow (see shell be deducted from the first payment mode hereunder. The excrew holder may deduct cost of necessary him nobseved helder may deduct cost of necessary him nobseved helder adjustment 

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TRANK M. PEDERSEN and BARRIE G. PEDERSEN, Insband and wife box states and to the state of the section of the link section there edited the verden. 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 the essence of this agreement, then vendor shall have the following nights... (1) To foreclose this contract by strict foreclosure in equity; (2) to declare the full unpaid balance immediately due and payable: (3) To specifically nearboxes about taxues of this contract million appearant by capital squity; Sold of declars this contract million world, and in ony of such cases, except exercise of the right; to expecifically entones this correspond by suit in equity oil the right, and interest hereby created or then existing in favor of vendes derived under this agreement shall utterly cease and determine, and the premises atorescid shall revett (aid) revest in vendor without any declaration of fortellure or act of reentry, and without any other act by feedor is be performed and without any right at verdee of reclamation for compensation for money paid or for improvements made, as absolutely, fully and perfectly as if this appearant, had never been made [ // 10 // 101]

Should vendee, while in default, permit the premises to become vacant, Vender may take possession of some for the pure of protecting and preserving the property and his security interest therein, and in the event possession is so taken by vendor he shall not be deemed to have waived his right to exercise any of the foregoing rights.

And in case suit or action is instituted to foreclose this contract or to enforce any of the provisions hereof, vendes agrees o pay reasonable cost of title report and title search and such sum as the trial court may adjudge reasonable as atterney's sess 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 vendee further promises to pay such sum as the appellate court shall adjudge reasonable as plaintiff's attorney's fees on

Vendee further agrees that failure by vendor at any time to require performance by vendee of any provisions hereof shall in no way affect vandor's right bersunder to seniorce ubseques have shall any walver by rendor of such breath of large provision hereof be held to be a waiver of any succeeding breach of any such provision, or as a waiver of the provision tiself.

In construing this contract, it is understood that wender or the vendee 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 s,  $6_3\,2\,0\,0$  ,  $0\,0$  , eloubly ibab cot i baso candidate agree; at

So spire exists the second of the benefit of the benefit of the benefit of the corresponding to the corresponding to the benefit of the benefit of the corresponding to the corresponding to the corresponding to the benefit of the benefit of the corresponding to the corresponding to the benefit of the benefit of the benefit of the corresponding to the corresponding to the benefit of the benefit of the corresponding to the corre KKAINAWITHESS whereof posthe (parties whave set their chands and seals e The cutire sum, bomettimm ewodenic reductored many braides att

Don to Charles Med of world helore May ance: if tander up not pance; if tancipal of this add said sums so paid back to the principal of this under the dates above named to the order of the vendor, or the option, and Siederal Savings & Loan ar Klomath Folls may hereafter be least on said properly shall be remarks or destroyed before the entire purpose price that been park that each properly will be kept insured in companies conserved by the said properly will be kept insured in companies conserved by the said properly will be kept insured in companies or moved by the said properly will be kept insured in companies or moved by the said properly will be kept insured in companies or moved by the said properly will be kept insured in companies or moved by the said properly will be kept insured in companies or moved by the said properly will be kept insured in companies or moved by the said properly will be kept insured in companies or moved by the said properly will be kept insured in companies or moved by the said properly will be kept insured in companies or moved by the said properly will be kept insured in companies or moved by the said properly will be kept insured in companies or moved by the said properly will be kept insured in companies or moved by the said properly will be kept insured in companies or moved by the said properly will be kept insured in companies or moved by the said properly will be kept insured in companies or moved by the said properly will be kept insured in companies or moved by the said properly will be kept insured in companies or moved by the said properly will be a said properly wil but then XX fill I ins. Value with less payable to the pertise of their order to pay appear and policy or policies of insurance to be hold. Vend to Vend to insurance to be hold. Vend to vend seasonably multi-before that become subject to interest charges of the pertise of the

STATE OF OREGON,

County of Klamath

FORM NO. 23 — ACKNOWLED STEVENS-NESS LAW PUB. CO., PORTLE

of whatecever nature and kinder-

BE IT REMEMBERED, That on this .... 2 Narch 

Taxes to be prorated.

and FRANK M. PEDERSEN and BARRY G. PEDERSEN, husband and wife,

89.

known to me to be the identical individual.S... described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMON WHEREOF, I have hereunto set my hand and affixed

my official seal the day and year last above written.

Notary Public for the My-Commission expires

STATE OF OREGON: COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 27th day of MARCH A.D., 19 78 at 1,30 o'clock P.M., and duly recorded in Vol. 1.78 of DRRDS on Page 5766

FEE\_\_\_\_\_\$ 6.00

Tree for the same and the confidence of

WM. D. MILNE, County Clerk By Bernetha & Kelsch