

MTG 6253

30th day of March 1978 between JOE N. ADAMS and VELLA L. ADAMS, husband and wife,

hereinafter called the vendor, and

MARILYN R. MALOTT hereinafter called the vendee.

WITNESSETH

that the vendor does hereby agree to sell and the vendee agrees to buy from the vendor all of the following described property situated in Klamath County, State of Oregon, to-wit:

Lots 26 and 27, Block 4, LENOX ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Liens and assessments of Stewart-Lenox Sewer Association, if any; Reservations, restrictions, easements, and rights of way of record and those apparent on the land, if any.

at and for a price of \$ 12,500.00 payable as follows, to-wit: \$ 4,500.00 at the time of the execution of this agreement, the receipt of which is hereby acknowledged; \$ 8,000.00 with interest at the rate of 9.5 % per annum from April 1, 1978, payable in installments of not less than \$ 125.00 per month, in advance of interest, the first installment to be paid on the 1st day of May 1978, and a further installment on the 1st day of every month thereafter until the full balance and interest are paid.

Handwritten signature of Joe N. Adams

Vendee agrees to make said payments promptly on the dates herein stated to the order of the vendor, or the survivors of them, at the Western Bank,

Oregon; to keep said property at all times in as good condition as the same now are, that no improvement now on or which may hereafter be placed on said property shall be removed or destroyed before the entire purchase price has been paid and that said property will be kept insured in companies approved by vendor against loss or damage by fire in a sum not less than \$ full insurable value with loss payable to the parties as their respective interests may appear, said policy or policies of insurance to be held by vendee, copy to vendors, that vendee shall pay regularly and seasonably and before the same shall become subject to interest charges, all taxes, assessments, liens and incumbrances of whatsoever nature and kind.

and agrees not to suffer or permit any part of said property to become subject to any taxes, assessments, liens, charges or incumbrances whatsoever without first obtaining the written consent of vendor. Vendor shall not cut or remove any timber on the premises without written consent of vendor. Vendee shall be entitled to the possession of said property May 1, 1978.

Vendor will on the execution hereof make and execute in favor of vendee good and sufficient warranty deed conveying a fee simple title to said property free and clear as of this date of all incumbrances whatsoever, except as above stated, which vendee assumes, and will place said deed and purchaser's policy of title insurance in sum of \$12,500.00 covering said real property, together with one of these agreements in custody of the Western Bank.

78 APR 11 PM 2 42

and shall enter into written escrow instruction in form satisfactory to said escrow holder, instructing said holder that when, and the vendee shall have paid the balance of the purchase price in accordance with the terms and conditions of this contract, said escrow holder shall deliver said instruments to vendee, but that in case of default by vendee, said escrow holder shall, on demand, surrender said instruments to vendor.

But in case vendee 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 the essence of this agreement, then vendor shall have the following rights: (1) To foreclose this contract by strict foreclosure in equity; (2) To declare the full unpaid balance immediately due and payable; (3) To specifically enforce the terms of the agreement by suit in equity; (4) To declare this contract null and void, and in any of such cases, except exercise of the right to specifically enforce this agreement by suit in equity, all the right and interest hereby created or then existing in favor of vendee derived under this agreement shall utterly cease and determine, and the premises aforesaid shall revert and re-vest in vendor without any declaration of forfeiture or act of reentry, and without any other act by vendor to be performed and without any right of vendee of reclamation or compensation for money paid or for improvements made, as absolutely, fully and perfectly as if this agreement had never been made.

Should vendee, while in default, permit the premises to become vacant, vendee may take possession of same for the purpose 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 or to enforce any of the provisions hereof, the prevailing party in such suit or action shall be entitled to recover from the other party his costs which shall include the reasonable cost of title report and title search and such sum as the trial court and or appellate court, if an appeal is taken, may adjudge reasonable as attorney's fees to be allowed the prevailing party in said suit or action and or appeal, if an appeal is taken.

Vendee further agrees that failure by vendor at any time to require performance by vendee of any provision hereof shall in no way affect vendor's right hereunder to enforce the same, nor shall any waiver by vendor of such breach of any provision hereof be held to be a waiver of any succeeding breach of any such provision, or as a waiver of the provision itself.

In construing this contract, it is understood that vendor 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 to corporations and to individuals.

This agreement shall bind and inure to the benefit of, as the circumstances may require, the parties hereto and their respective heirs, executors, administrators and assigns.

Witness the hands of the parties the day and year first herein written.

Witness the hands of the parties the day and year first herein written.

Joe N. Adams

Marilyn R. Malott

Witness the hands of the parties the day and year first herein written.

Witness the hands of the parties the day and year first herein written.

Witness the hands of the parties the day and year first herein written.

Witness the hands of the parties the day and year first herein written.

Witness the hands of the parties the day and year first herein written.

Witness the hands of the parties the day and year first herein written.

Witness the hands of the parties the day and year first herein written.

Witness the hands of the parties the day and year first herein written.

Witness the hands of the parties the day and year first herein written.

Witness the hands of the parties the day and year first herein written.

Witness the hands of the parties the day and year first herein written.

Witness the hands of the parties the day and year first herein written.

Witness the hands of the parties the day and year first herein written.

Witness the hands of the parties the day and year first herein written.

Witness the hands of the parties the day and year first herein written.

Witness the hands of the parties the day and year first herein written.

Witness the hands of the parties the day and year first herein written.

Witness the hands of the parties the day and year first herein written.

Witness the hands of the parties the day and year first herein written.