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NESS LAW PUPLISHING CO., PO CONTRACT_REAL STATE 367 46775 Vol. 78 Page April 78 THIS CONTRACT, Made this ______ day of _____ 19 between Danny Carl Beeson . hereinafter called the seller. and Tim Retcham, hereinafter called the buyer. WITNESSETH: That in consideration of the mutual covenants and agreements herein contained, the seller agrees to sell unto the buyer and the buyer agrees to purchase from the seller all of the following described lands and premises situated in Klamath County, State of Oregon to-wit: Lot 9, Block 55, Hot Springs Second Addition to the City of Klamath Falls, Klamath County, Oregon. Pse 70.00 WE D. HILKE, COUNTY CI-ా లు _ఎంగక wily recorded in Vol. 1978 neeus 1301 The B. 19 If at 3:20 clock B M. and Tach day of horII lied for second of request of Kountain diller. INTE OF OFFEOR COUNTY OF KUNNELH ... tor the sum of Eleven Thousand and no/100 - - - - - Dollars (\$11,000,00) (hereinafter called the purchase price), on account of which Two Thousand and no/100 - - -Dollars (\$ 2,000.00) is paid on the execution hereof (the receipt of which is hereby acknowledged by the seller); the buyer agrees to pay the remainder of said purchase price (to-wit: \$9,000.00....) to the order of the seller in monthly payments of not less than One Hundred and Ten and no/100 - -Dollars (\$ 110.00) each, psyable on the TSL day of each month hereafter beginning with the month of June , 19.78., and continuing until said purchase price is fully paid. All of said purchase price may be paid at any time; all deferred belances of said purchase price shall bear interest at the rate of9 per cent per annum from June 1, 1978 until paid, interest to be paid monthly and * being included in the minimum monthly payments above required. Taxes on said premises for the current tax year shall be procated between the perties hereto as of the date of this contract. The buyer warrants to and covenants with the celler that the real property described in this contract is (A) primarily to buyer's percend, temily, household or spicultural purpose. (B) los an organisation or (oversit) buyer is a natural percent; (B) los an organisation or (oversit) buyer is a natural percent; (B) los an organisation or (oversit) buyer is a natural percent; (B) los an organisation or (oversit) buyer is a natural percent; (B) los an organisation or (oversit) buyer is a natural percent; (B) los an organisation or (oversit) buyer is a natural percent; (B) los an organisation or (oversit) buyer is a natural percent; (B) los an organisation or (oversit) buyer agrees that at all times he will keep the buildings on said premises, now or hereafter (b) the firms and area the seller harmless thereform and reimbure wills for all costs and attorneys is es incurred by him in delending against eaid property, as well as all water rents, public charges and municipal liens which here-structure and percent of all premises, all promptify below the same or any part thereol become past due; that at buyer's server, and where a sub or parties and which here-articly may be imposed upon eaid premises, all promptify below the same or any part thereol become past due; that at buyer's expense, he will and keep imperced all buildings now or hereafter erected on said premises against loss or damage by fire (with extended coverage) in an amount ÷. there then \$ 11, 000, 00.....in a company or companies satisfactory to the seller, with loss payable first to the seller and then to the buyer as if respective interests may appear and all policies of insurance to be delivered to the seller as soon as insured. Now if the buyer shall fail to pay any if bens, cost, water rents, taxes, or charges or to procure and pay for such insurance, the seller may do so and any payment so made shall be added and bucome a pay to the debt secured by this contract and shall bear interest at the rate aloresaid, without waiver, however, of any right arising to seller for buyer's breach of contract. The seller access that at his expense and within days from the date hereol, he will furnish unto buyer a title insurance policy in-moving (in an ancoust equal to said purchase prior) inarketable title in and to said premises in the seller on or subsequent to the date of this agreement, area and except the usual privated exceptions and the building and other restrictions and eacements now of record, if any. Seller also agrees that when said purchase prive is fully paid, and upon request, and upon surrender. of this agreement, he will deliver a good and sufficient deed conveying said premises in the sample sufficient deed conveying said assessed and the seller of encumbrances as of the date hereol and lever of all encumbrances is and sate assessed to a said of a sign of a sufficient deed conveying said in the seller encoded and restrictions and the area, municipal heres and the seller and public there is a seller, excepting all liens and encumbrances created by the buyer or his assigns. SERVICE and build a provide the Continued on overse, while the of the service of ş. 的复数形式 *100°2311ATT. NGTHCT: Dalam, by Solids cat, which we plotted and which was mercany (A) or (3) is not applicable. If warranty (A) is applicable and if the as a section, as and small a dalard is the Forb-is-Landing Act and Legelssias (1, its cellar MCD) camply with the Act and Regulation by making required disclo for this program, and Daramaking its marking allo an single unstanding account will be act and required disclo is this program, and Daramaking from the 1200 ary isolate unstanding account will be act the procession of a dwelling in which ever interview for the program is a dark of the second of the secon ್ ವನ್ ಮುದ್ದಿ ಪ್ರಾಭಾವಿಗಳು ಸ್ಟ್ರಾನ್ನಿ ಮುಂದು ಸ್ಟೇವನಿ ಸಂಪರ್ಧತಿಯೇ, ತಾರ್ಮಿಸ್ alin ihn community ar deren over the community of the community of the second 399243 (n. 2004) 701-00742 - 2014 STATE OF OREGON, LUNISHING CO. 12 TO THE WARDEN SOL $\{y_i\}_{i \in \mathcal{I}}$ General Section an apartition and the time ton the second of 05 Sec. 18. 2 County of SELLER'S NAME AND ADDREAS I certify that the within instruwas received for record on the mon day of., 19..... o'flock M., and recorded aź...... in book. on page or as atter manadium reduce ber 100 file/reel gumber RECORDER'S USE MC S. 6th Record/of Deeds of said county. Witness my hand and seal of Comty affired. NAME ADDIELS, ZIP a a required all say statements that he are the falls The Ketchen Lall Spart **Recording Officer** By Deputy NAME ADDRESS TH 5.000

is understood and direct between said perties that time is of the essence of this contract, and in case the buyer shall fail to make the payments is an any of thesi, punctually within 20 days of the time limited therefor, or fail to keep any afreement herein contained, then the selfer at his is an any of thesi, punctually within 20 days of the time limited therefor, or fail to keep any afreement herein contained, then the selfer at his is an any of thesi, punctually within 20 days of the contract null and void, (2) to declare the whole unpaid principal balances this contract by and in any of the following rights and listored to withdraw and deed and other documents from, secret and/or (4) to lower and in the output of the withdraw and deed and other documents hours early against the selfer hereunder shall utterly cease and de any of the set of an any of the distored to withdraw and deed and other documents from, secret an and/or (4) to lower and intervent of all utterly cease and de any of the set of the punctual revert to and revert in safe any do to the payments of the drawning and make to be performed and pay if his contract and such payments had near been made; and far any dot to the payments of the drawning and make to be performed and period period by the buyer and bard any month had near been made; and far any dot to the payments of state particularies in a state of the buyer and belong to ready any to the thereatter, the affect and an anti-payment had near been made; and far any dotted by payments of state particularies in this contract and such payments had near been made; and the default is payments of state particularies and make a default, shall have the right immediately, we also prove the threatter, the affect immediate persense the state default. And the state of the state of the buyer and the information and approximate thereafter, the field time of such default. And the state of the state of the default, shall have the right immediate an thereafter, the state default and the state of the state

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