49236 TWO RIVERS NORTH 11539 CONTRACT FOR THE SALE OF REAL ESTATE 1539

THIS AGREEMENT, made this 21st d	day of May 19 78 between D-CHUTES ESTATES
1 2., Herein Caned Seller, and 100	onald L. and Joyce B. Williams
herein called Buyer:	
AGREEMENT:	
Seller agrees to sell, and Buyer agrees to bu	uy, real property and its appurtenances described as:
R 7 E, W. M., Klamath County, Oregon.	uy, real property and its appurtenances described as: vo Rivers North, situated in Section 36, T 25 S, and Section 1, T 26 S,
PURCHASE PRICE:	7 203,
Shall be paid as follows:	
(a) Cash Price	\$4.995.00
(b) Down Payment: (cash check note off (c) Unpaid Balance of Cash Price	her) \$200.00 paid 5-14-78 \$995.00
(Amount to be financed) (line a minus li	\$795.00 paid this date 4.000.00
(d) FINANCE CHARGE (e) OTHER CHARGES® 6 OO BOOMS	
(e) OTHER CHARGES\$6.00 Record (f) ANNUAL PERCENTAGE RATE	0 1
(g) Deferred Payment Price (a+d+e)(h) Total of Payments (c+d+e)	\$ 6,221.40
	6 E 70C 10
percent (%), in	erest on the declining outstanding balance at nine and one half equal monthly payments of 59.65 Dollars
(If Buyer pays the entire balance within a	nereafter until the entire unpaid balance of the purchase price has been as a too.
at the office of the Seller, P.O. Box 792, Bend, Oregon 9770	entire principal balance without penalty or payment of the unearned interest Payable
THIS DIODERLY WILL BE USED SO DESCRIPTION OF THE PROPERTY OF T	
	NOTICE TO DIVE
TOU have the option to void your contract or a	
of Housing and Urban Development in advan	The Street of Interstate Land Sales Registration, U.S. Department
receive the property report loss than 40 have	of the time of your signing the contract or agreement. If you
New Year's Day Washington's Birthday	until midnight of the third business day following business holidays:
Day, Thanksgiving and Christmas.	until midnight of the third business day following business holidays: orial Day, Independence Day, Labor Day, Columbus Day, Veteran's
Broker Dan David & Assoc. Ltd.	
Address PO Box 58 Crescent Lan	e, Or.
Wanny & Ordanic)
Salesman	3u
By Dankers a. Breas	Juge D. Wallows
General Partner	SEND TAX STATEMENTS TO THE BUYERS
STATE OF OREGON	AT 1148 South 34th Place
· ·	ss. Springfield, Ore. 97477
County of Klamath	1 5 14 1
March 21, 1978	, Date
Personally appeared the above-parced BAD	DADA A COLO
OREGON LTD., and acknowledging the foregoi	BARA A BEDARD, General Partner for D CHUTES ESTATES ing instrument to be her voluntary act. Before men.
•	Canada Active Merit
	Notary Public for Oregon
STATE OF OREGON	\mathcal{O}
) My Commission expires: Dec. 28, 1981
County of Klamath	
	. Date
Personally appeared the above-named Don of the strument to be their voluntary and the strument to be the s	& Joyco Williams and alknowledged the foregoing
After recording return to:	Way sell his
entral Oregon Escrow Service	Notary Public for Oregon
	~ \ \ \
58 East Marchell	· · · · · · · · · · · · · · · · · · ·
58 East Marshall end, Oregon 97701	My Commission expires: Dec. 28, 1981

Warranty of Possession:

Bûyer shall be entitled to possession of said promises on the date of this contract and shall have the come to comin possession and labyled Buyerus not in relatit under the terms of this contract.

Buyer's Inspection: Buyer has purchased the property solely and a Buyer's awa personal inspection and in its present of that it is an and has not relied upon any warranties of representations made by the Seller, or by any agent of the book Warranty of Title:

Seller warrants and represents to Boyer that Seller awas the property in fee simple free from all one impracts except subject to restrictions to triepatient from the United States Government and the State of Oregonal State in the dedication of the plan, the regulation case that is of Kramath County, and restrictions of moor c_0 to c_0 to c_0 to of the County Clerk of Klamath County

Payment of Seller's Liens:

Sellgrwarrants that Seller will make all payments on any contracts, martigages, liens, judgments or other men brances Sutstanding which Seller has enough a duping or prior to has contract as the same fall duping or the real property taxes if the agreement from ideas of these Suth and property taxes if the agreement from ideas of these Suth and property. Subject to that current yours to kit 🖰 🗟 😘 🤇 👵 🖓 Payment of Taxes and other Liens:

Buyer will pay all here which Buyer permit our words may be lawfully impliced upon the property monably before the denie of any partition of horse the following of the first even high the deversightation the talks of other 25% ments upon the property to be come determined of the first belong to the sense of the property as they become due, the Seller within a condition to do so small days the right to pay the answer discount add said amount to the contract belonge to bear interest at the late provided herein.

Removal of Improvements:

No improvements classed on the property shall be removed before this contract is paid in full Use of Property:

Buyer agrees not to abuse incount or waste the property iteal or personal, described in this contract that the major tain the property in good condition.

Seller contracts and represents to Brazila that Deller has all times preliminary subsurface sewage discussion and the contract. Soller term covariants to flagge that discurring has test year after this ponchase Buyer cannot be the second of the approval ray said legiculate with make telesecuted of the richins to Buyer.

Buyer's Deed: When Buyer pays an injeriors is the contract in July Scaler short granto Buyer, or Buyer's beaution in a when eaver eave and a recension of the minus briters in a granto stayer, or Buyer's here on the control of and sufficient warding deep conveying proof and reconstraint title in the simple, free and characters. The confections in the parent from the Buyer of Buyer's heirs or assigns at 1 may restrictions in the parent from the Buyer of Buyer's heirs or assigns at 1 may restrictions in the parent from the Buyer of Buyer's heirs of assigns at 1 may restrictions in the parent from the Buyer of Buyer's heirs of the parent from the Buyer of Buyer's heirs of the Buyer's heirs of the State of Oregon, restrictions in the State of Oregon, restrictions of the State of Oregon, restrictions in the State of Oregon, res

Seller's Remedies:

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Tage is, with a sequenced transport in the contract of the registronase all payments where the interest of promptly perform an extract serior and the contract of the contract of the registronation of detault by the Buyer and in a contract serior and after 20 states and appearance to the Buyer and a contract serior and it is a contract to the analysis of the analysis o thereal, another diseased by able as a non-second second at the first top adostic in equity of 1 minutes of such such as the factor of night into an incorrect example the above independent of and and such as a case of their sample of and properly may force by a non-second possession of said property tempoving there and has a first and all payments therefore and to 1 minutes and the sample of the analysis of the analysis of the analysis of the sample of the sam Setter and all improvements or today of tuber of the entering is one of set property shall be retained by the patient topolated damages. Such light to possession made in the shall be to deemed incommental with the sold on

inquivaried committee of the posterior of the second for the control of the contr atternative 3.5 Seller shall have the right to disclient the extension graphers can believe of the parchase rate: who extens thereon at once due and payable, as a mean reversion at the may either tring an action at the felt in batter.

thereby waiving the security, opin the anti-nativo, may be san an equity for such an parameter of the security opin the anti-nativo, may be san an equity for such an parameter of the interest and have the property sold an parellabate with the process interest applied to the court cost. The such as alternative sets, alternative sets, alternative sets, alternative sets and the balance during the same may recover a deficiency judgment against the process and the same sets of the s any unpaid balance remaining on this contract

(4) In addition to the atorementio ad running a sense shall have any and all other remedies. The

Payment of Court Cost:

Payment of Court Cost:

If soit or action is instituted to entered, in, others, one of the previous party shall be entitled to so, one court-may neglidate editionable as attended in open movid suit or action in any court including tax arms fate so of additionable costs and displacement per suite of party in the Provious party shall also recovered as a finite of the control of the costs and displacement per suite of the costs. Waiver of Greach of Contract:

Maker of treath of Controls.

The parties agreed a leaf fation by subsequents as seed the requirements for realize of any process of some subsection to ensure the realization of a maker of any subsequent for each or each or seed the field a water of any subsequent for each of any seed. parameter

STATE OF OREGON; COUNTY OF	KLAMATH: SS.
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I hereby certify that the wayA.D., 19.78 ofDeeds	vithin instrument was received and filed for record on the at 10:58 o'clock A M., and duly recorded in	Vol_N78
FEE \$6.00	WM. D. MILNE, County Clerk By Demote & Helit	Deputy