49513 CONTRA	ACT-REAL ESTATE Vol.	M Page1	1941
THIS CONTRACT, Made this 5 th Linda S. Boggs	· · · · ·		, 19 78 , betwee
and Robert H. Hart and Sammie ;	F. Hart	, ħereinaft	er called the selle
WITNESSETH: That in consideration of the seller agrees to sell unto the buyer and the buyer a scribed lands and premises situated in Klameth	e mutual covenants a	, hereinaft nd agreements he	er called the buye erein contained, th
Parcel 6 That portion of the $N\frac{1}{2}$ of the $S\frac{1}{2}$ 7 East of the Willamette Meridian of Spring Creek, described as fol	of Section 4,		
Beginning at a point in the South Section 4, 2480 feet West of the (IDLEREST) which point is the Sou 719.8 feet more or less parallel which point is the Northwest corr parallel to the North line of the point is the Northeast corner the less parallel to the West line of Southeast corner thereof; Thence of the S <sup>±</sup> / <sub>2</sub> of said Section 4, 490	with the West with the West her thereof; the No of the So preof; thence S said Section	er of Lot ; thereof; the line of sai ence East 4 of said Sec outh 719.8 4, which po	1, Block 5 hence North ld Section 4 490 feet ction 4, whi feet more o pint is the
for the sum of Fourteen Thousand (hereinafter called the purchase price), on account o Dollars (\$ 142.00) is paid on the execution H seller); the buyer agrees to pay the remainder of sai of the seller in monthly payments of not less than Dollars (\$ 142.00) on the seller is the seller in monthly payments of not less than Dollars (\$ 142.00) on the seller is the	hereof (the receipt of w d purchase price (to-w	hich is hereby a	<b>10</b> cknowledged by th
payable on the 5 th day of each month hereafter and continuing until said purchase price is fully a	beginning with the ma	onth of June	, 19.78
payable on the 5 th day of each month hereafter and continuing until said purchase price is fully p all deferred balances of said purchase price shall be 5 th day of May 1978 until paid, interes the minimum monthly payments above required. Tax rated between the parties hereto as of the date of th The buyer warrants to and covenants with the seller that the "A primarily for buyer's personal, tamily, household or agricu	beginning with the ma aid. All of said purche ear interest at the rate st to be paid <b>month</b> xes on said premises fo is contract.	rty Two onth of June ase price may be of <b>nine</b> per ce <b>ly</b> and r the current tax	, 19 <b>78</b> paid at any time int per annum from d * <b>Social Social</b> i being included i i year shall be pro
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above required, or any of them, puper	between said parties that	t time is of the essence of this contract, and in case the buyer shall time limited therefor, or fail to keep any agreement herein contri- cl null and void, (2) to declare the whole unpaid principal balance, then existing in favor of the buyer as against the seller hereunder then existing in favor of the buyer as against the seller hereunder on the performed and without any right of the buyer of return, rech- not performed and without any right of the buyer of return, rech- luctly, fully and perfectly as if this contract and such payments hall burly, fully and perfectly as if this contract and such payments hall as of such default, shall have the right immediately as any any right of such default, shall have the right mediately as a any ti- time to require performance by the buyer of any provision hereof id seller of any breach of any provision hereof.	11342
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the land aforesaid, without any process belonging.	of law, and take immediat	ase of such default, shall have the right immediately or at any tick of posterior of the such default, shall have the right immediately or at any tic	al never been made; and in and reasonable rent of said
right hereunder to enforce the same, an of any such provision, or as a waiver	nilgre by the seller at any or shall any waiver by sa	the of such default, shall have the right immediately, or at any ti e possession thereof, together with all the improvements and appu- tione to require periormance by the buyer of any provision hereof id seller of any breach of any provision hereof be held to be a wais	tenances thereon or thereto
	the provision itself.	of any preach of any provision hereof be held to be a waiv	shall in no way affect his er of any succeeding breach
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The true and actual consideratio	n paid for this transfer	inted in terms of doilars, is \$ 14,000.00	
In case suit or action is institute	ANY KORY MANA A MICK	tated in terms of doilars, is \$ 14,000.00	
judgment or decree of may adjudge real	sonable as attorney's land	a or to enforce any provision better it	
In construing this contract, it is the singular pronoun shall be taken to n shall be made, assumed	understood that the seller tean and include the place	or the buyer may be more than one and an and all adjudge re	appeal is taken from any asonable as the prevailing
heirs agreement shall bind and in	the provisions hereo	apply qually to comminine and the neuter, and that down that	if the context so requires
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duly authorized thereints wy	its corporate name	ave executed this instrument in triplicate; if either e to be signed and its corporate seal affixed her of directors.	of the undersigned
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STATE OF OREGON, Callys	may		
County of San Ung	lec ) 55.	STATE OF OREGON, County of	
Personally appeared the above	19.7 <b>X</b>	Personally appeared	
	named		
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volu	ntary act and deed.	and that the sectors	
Before me:		half of spid corporation and that said instrument was sign	is the corporate seal
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veyed. Such instruments, or a memorandu, ties are bound thereby.	he acknowledged, in the m thereof, shall be record	e to any real property, at a time more than 12 months from the d manner provided for acknowledgment of deeds, by the conveyor led by the conveyor not later than 15 days after the instrument is proviction, by a fine of not more than 2100	ate that the instrument
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	undersigned, a No	otary Public in and for said County and State po	rsonally appeared
OFFICIAL SEAL	Mrs.	Linda S. Boggs only	rsonany appeared
JOYCE A. SEXTON			• • • • • • • • • • • • • • • • • • • •
VENTURA COUNTY			
My comm. expires JUN 27, 1980	known to me to l	e the person whose name	<b></b>
			ibed to the within
	instrument, and a	cknowledged to me that "he executed the sa	me.
		and let	
AL ACKNOWLEDGMENT	Notary's Si	ignature Ley ce A. Sexton	$\mathcal{L}$
STATE OF OREGON; COL	INTY OF KLAN		
I hereby and the	WIT OF KLAM	ATH; ss.	
Turne Turne	thin instrument w	Vas received and the	
A.D., 19_78	_at3:33	vas received and filed for record on the <u>st</u>	hday_of
of <u>Deeds</u>	0n Page 11	vas received and filed for record on the <u>st</u> 'clock <u>P</u> M., and duly recorded in Vol-	N78
6.		WAA D	······································
FEE_ \$6.00		WM. D. MILNE, County Cierk	
		By Buretho: Boutsch	Deputy

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