l	49516 CONTRACT-	-REAL ESTATE Vol. 178 Page 11.950	<u> </u>
	THIS CONTRACT. Made this 5th	y of May , 1978 , betwee	•

		, hereinafter called the selle	
	WIINESSEIH: That in consideration of the	nutual covenants and agreements herein contained, the	. [^]
		es to purchase from the seller all of the following d County, State of Oregon , to-wi	
	Parcel 4		
	That portion of the $N\frac{1}{2}$ of the $S\frac{1}{2}$ o 7 East of the Willamette Meridian, of Spring Creek, described as foll	IVING Westerly of the center thme	nge ad
	parallel to the North line of the	cuthwest corner of Lot 1, Block 5 hwest corner thereof; thence North 1th the West line of said Section 4 r thereof; thence East 375 feet No of the So of said Section 4, whi eof; thence South 719.8 feet more of said Section 4, which point is the said Section 4, which point is the	- 1-
	Dollars (\$ 145.00) is paid on the execution here seller); the buyer agrees to pay the remainder of said of the seller in monthly payments of not less than 0	nderd Dollars (\$14,100.00 which One Hunderd Forty Five reof (the receipt of which is hereby acknowledged by the purchase price (to-wit: \$13,965.00) to the ord ne Hunderd Forty Three and Two Cent	he
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	neughle on the 15th day of each month to the		
	and commany until sald purchase price is fully par	peginning with the month of June , 1978	
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	all deferred balances of said purchase price is fully pain all deferred balances of said purchase price shall bea 5th . day. of May. 1978 until paid, interest the minimum monthly payments above required. Taxe rated between the parties hereto as of the date of this The buyer warrants to and covenants with the seller that the ner "(A) primarily for buy's personal, tamily, homehold or agricultu (RINTEDENTIFY FORDERS, tamily, homehold or agricultu (RINTEDENTIFY) for buy's personal, tamily, homehold or agricultu (RINTEDENTIFY) and taxes hereafter levied against said property insure and keep insured all buildings new or hereafter erected on said pro- to and become a part of the debt secured by this contract and shall bear their respective interests may appear and all policies of insurace to be de- such liens, custs, water rents, taxes, or charges or to procure and pay for to and become a part of the debt secured by this contract and shall bear the seller for buyer's breach of contract. The seller after shall and upon request and upong and other save and except the usual prinard exceptions and the high at other since said date placed, permitted or arising by, though or under teller, o trents, and public charges so assumed by the buyer and charges ince said date placed, permitted or arising by, though or under teller, or cellor, callf, 91316 BELLER'S NAME AND ADDRESS Mr. Michael Stophens 1791 Sitka Simi Valley, Callf, 93063 DUYER'S NAME AND ADDRESS NAME, ADDRESS, ZIP hull a chooge is requested cill tas stolements shall be sent to the following address.	eginning with the month of June 1978 A. All of said purchase price may be paid at any time interest at the rate of NINE per cent per annum from to be paid Monthly and * Stratcher por being included s on said premises for the current tax year shall be pro- contract. I property described in this contract is Maximum equation May 1978, and may retain such possession so long hat at all times he will keep the buildings on said premises free from mechani- safte or all costs and attorney's less may and premises free from mechani- safter of the seller, with loss payable first to the seller and then to the huser interest at the rate soon as insured. Now it seller and then to the huser to the seller with loss payable first to the seller and then to the huser to the seller soon as insured. Now it seller and then to the huser to the seller with loss payable first to the seller and then to the huser to the seller soon as insured. Now it seller and then to the huser to said premises in the seller on or subsequent to the date of the satterners to said premises on the date here of all any. Seller and the to do any sight arising tory to the seller, with loss payable first to the seller and the to any shall be add interest at the rate allowers of the date here of all any. Seller and the to the satterner to said premises in the seller on or subsequent to the date of the satterner to said premises on the date here of all subsequent is on the date normaling the faller MUST comply with the Act and Regulation by making required disclosure will become a first lien to finance the purchase of a dwelling in which event of the relier MUST comply with the Act and Regulation by making required disclosure will become a first lien to finance the purchase of a dwelling in which event of the coller MUST comply with the Act and Regulation by making required disclosure will become a first lien to finance the purchase of a dwelling in which event of the coller MUST comply with the Act and Regulation by making re	ne; om fin co- co- co- co- co- co- co- co- co- co-
	all deferred balances of said purchase price is fully pan all deferred balances of said purchase price shall bea 5th day.of May. 1978	eginning with the month of June	ne; om in in co- co- co- co- co- co- co- co- co- co-

And it is understand	51				
And it is understood and agreed between said parties that time is of the essence of this contract, and in case the buyer shall fail to ma above required, or any of them, punctually within 20 days of the time limited therefor, or fail to keep any agreement herein contained, then option shall have the following rights; {} to declare this contract null and void, {} to declare the whole unpaid principal balance of and equity, and in any of such cases, all rights and interest created or then existing in lavor of the buyer as against the seller hereinder shall utter equity, and in any of such cases, all rights and interest created or then existing in lavor of the buyer as against the seller hereinder shall utter entities and y and of eventry, or any other act of said seller to be performed and without any right of the buyer event shall rever to an entities up to the time of such detault. And the on this contract are to be rotained by this contract and and rever to an premises up to the time of such detault. And the said seller is case of such detault shall have the right of the buyer of return, reclamation or the land aloresaid (without any process of law, and the said seller is case of such detault, shall have the right immediately, or at any time the belonging. Differentiate after a grees that, tailute by the seller at any time to require performance by the buyer of any time thereas the right hereunder the same, nor shall any waives by said seller of any time to require performance by the buyer of any provision hereol shall any time to the provision interest.	nchase price with tract by suit in ly cease and de- id revest in said Nonpensation for				
provision nereor be held to be a waiver of any su	ore rent of said r, to enter upon ereon or thereto way affect his sccreding breach				
SIWI ABIYAK, ANJIN ANDAS Ilan Bianang Antangana Ilan Bianang Antangana					
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$14,100.00 CRALES ENERGY OF THE STATE OF THE 					
In case will or action is instituted to loreclose this contract or to enforce any provision hereol, the losing party in said suit or action adres sum as the trial court may adjudge reasonable as attorney's lees to be allowed the prevailing party in said suit or action adres judgment or decree of such trial court, the losing party lutther promises to pay such sum as the appellate court shall sdiuld reasonable as the singular pronoun shall be taken to mean and include the plural, the masculine, the termine and the neuter, and that generally all gramm shall be made, assumed and implied to make the provisions hereoi apply gually to corporations and to individuals. The singular pronous shall be taken to mean and include the benefit of, as the circumstances may require, not only the immediate parties hereto but the shall be made, assumed and implied to make the provisions hereoi apply gually to corporations and to individuals. IN WITNESS WHEREOF, said parties have executed this instrument in triplicate; if either of the un- ties a corporation, it has caused its corporate name to be signed and its corporate seal affixed hereto by the duly authorized thereunto by order of its board of directors.	the prevailing ext so requires, natical changes				
Stipleine X Mrs Linda & Be					
NOTE-The sentence between the symbols (), if not applicable, should be deleted. See ORS 93.030).					
STATE OF OREGON, CALIFORNIA) County of VENTURA)ss. STATE OF OREGON, County of) 57				
19.78 Personally 2000-01 19.					
each for himself and not one for the other, did say that the low president and the low president and that the low president and that the low president and the low president and that the low president and the low president and that the low president and th	luly sworn,				
and that the sect till	· · · · ·				
Beloroyme: (OFFICIAL June 27 1000 Notary Public for Oregon My commission avainage June 27 1000 Notary Public for Oregon	oporation, porato seal wied in br- nd ench of and deed. (SEAL)				
ORS 93,635 (1) All instruments contracting to convey fee title to any real property, at a time more than 12 months form diverses.	instrument				
ORS 93.990(3) Violation of ORS 93.635 is punishable, upon conviction, by a line of not more than 15 days after the instrument is executed a CHEPGER DOFFEGINE (DESOMPTION CONTINUED)	nd the par-				
JOYCE A. SEXTON NOTARY RUBLIC CALIFORNIA VENUERA COUNTY					
and the second					
State ofCALIFORNIA On this the19th day ofMay19 78, before County ofVENTURA Ss. On this the19th day ofMay19 78, before County ofVENTURA Ss. Chris Baker the undersigned Notary Public, personally appeared	re me,				
Michael W. Stephens, only					
OFFICIAL SEAL CHRIS BAKER NOTARY PUBLIC - CALIFORNIA VENTURA COUNTY My comm. explices JUL 19, 1981 NO WITNESS WHEREOF, I hereunto set my hand and official	8				
Chus Roke					
Chris Baker					
3172 Scottý's Terrace					
STATE OF OREGON; COUNTY OF KLAMATH; ss.	(<u>فیرمی میرمی میرمی میرمی میرمی میرمی</u>				
I hereby certify that the within instrument was received and filed for record on the <u>5th</u> day June ΔD 19 78 at 3:33 of lock P. M. and data are included by 19 78					
June A.D., 19 78 at 3:33 o'clock P M., and duly recorded in Vol MZ8, of Deeds on Page 11950.					
WM. D., MILNE, Country Clerk	•				
FEE <u>0.00</u> By <u>Durucha Dhils ch</u> Deputy					