

49932

CONTRACT—REAL ESTATE

THIS CONTRACT, Made this 5th day of April, 1978, between James R. DeBaun, Trustee, and/or any Successor Trustee, under written Declaration of Trust dated September 7, 1972, BC 1-10, Big Bear Lake, CA 92315, hereinafter called the seller, and George R. Gower, Apt. C304, 22216 Victory Blvd., Woodland Hills, CA 91367, 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: Township 36 South Range 12 East Willamette Meridian Section 25; South East 1/4 and Section 36: North East 1/4 and the East 1/2 of the of the North West 1/4.

All subsurface rights excepting water are herewith reserved by Grantor and his Successors. Grantor Grants to Grantee and his Successors the non-exclusive use in easements recorded in Volume M78 Page 966 Klamath County Records, No. 41806.

This conveyance is made subject to: Rights, rights of way, easements of record and those apparent on the land. Seller neither possesses nor conveys Oregon State Water Rights.

for the sum of Sixty four thousand & no/100 Dollars (\$64,000.00) (hereinafter called the purchase price), on account of which Seven hundred twenty eight & no/100 Dollars (\$728.00) 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: \$63,272.00) to the order of the seller in monthly payments of not less than Seven hundred twenty eight & no/100 Dollars (\$728.00) each,

payable on the 5th day of each month hereafter beginning with the month of May, 1978, and continuing until said purchase price is fully paid. All of said purchase price may be paid at any time; all deferred balances of said purchase price shall bear interest at the rate of 9% per cent per annum from April 5, 1978 until paid, interest to be paid being included in and * (in addition to being included in the minimum monthly payments above required. Taxes on said premises for the current tax year shall be prorated between the parties hereto as of the date of this contract.

The buyer warrants to and covenants with the seller that the real property described in this contract is (A) primarily for buyer's personal, family, household or agricultural purposes.

The buyer shall be entitled to possession of said lands on April 5th, 1978, and may retain such possession so long as he is not in default under the terms of this contract. The buyer agrees that at all times he will keep the buildings on said premises, now or hereafter erected, in good condition and repair and will not suffer or permit any waste or strip thereof; that he will keep said premises free from mechanic's and all other liens and save the seller harmless therefrom and reimburse seller for all costs and attorney's fees incurred by him in defending against any such liens; that he will pay all taxes hereafter levied against said property, as well as all water rents, public charges and municipal liens which hereafter lawfully may be imposed upon said premises, all promptly before the same or any part thereof become past due; that at buyer's expense, he will insure and keep insured all buildings now or hereafter erected on said premises against loss or damage by fire (with extended coverage) in an amount not less than \$ none in a company or companies satisfactory to the seller, with loss payable first to the seller and then to the buyer as their 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 such liens, costs, 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 to and become a part of the debt secured by this contract and shall bear interest at the rate aforesaid, without waiver, however, of any right arising to the seller for buyer's breach of contract.

The seller agrees that at his expense and within 60 days from the date hereof, he will furnish unto buyer a title insurance policy insuring (in an amount equal to said purchase price) marketable title in and to said premises in the seller on or subsequent to the date of this agreement, save and except the usual printed exceptions and the building and other restrictions and easements now of record, if any. Seller also agrees that when said purchase price is fully paid and upon request and upon surrender of this agreement, he will deliver a good and sufficient deed conveying said premises in fee simple unto the buyer, his heirs and assigns, free and clear of encumbrances as of the date hereof and free and clear of all encumbrances since said date placed, permitted or arising by, through or under seller, excepting, however, the said easements and restrictions and the taxes, municipal liens, water rents and public charges so assumed by the buyer and further excepting all liens and encumbrances created by the buyer or his assigns.

(Continued on reverse)

*IMPORTANT NOTICE: Delete, by lining out, whichever phrase and whichever warranty (A) or (B) is not applicable. If warranty (A) is applicable and if the seller is a creditor, as such word is defined in the Truth-in-Lending Act and Regulation Z, the seller MUST comply with the Act and Regulation by making required disclosures; for this purpose, use Stevens-Ness Form No. 1308 or similar, unless the contract will become a first lien to finance the purchase of a dwelling in which event use Stevens-Ness Form No. 1307 or similar.

James R. DeBaun, Trustee
BC 1-10, Big Bear Lake
CA 92315

SELLER'S NAME AND ADDRESS

George R. Gower,
Apt C304, 22216 Victory Blvd.,
Woodland Hills, CA 91367

BUYER'S NAME AND ADDRESS

After recording return to:

James R. DeBaun
BC 1-10, Big Bear Lake
CA 92315

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

George R. Gower,
Apt C304, 22216 Victory Blvd.,
Woodland Hills, CA 91367

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____,

at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

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 make the payments above required, or any of them, punctually within 10 days of the time limited therefor, or fail to keep any agreement herein contained, then the seller at his option shall have the following rights: (1) to declare this contract null and void, (2) to declare the whole unpaid principal balance of said purchase price with the interest thereon at once due and payable, (3) to withdraw said deed and other documents from escrow and/or (4) to foreclose this contract by suit in equity, and in any of such cases, all rights and interest created or then existing in favor of the buyer as against the seller hereunder shall utterly cease and terminate and the right to the possession of the premises above described and all other rights acquired by the buyer hereunder shall revert to and vest in said seller without any act of re-entry, or any other act of said seller to be performed and without any right of the buyer of return, reclamation or compensation for moneys paid on account of the purchase of said property as absolutely, fully and perfectly as if this contract and such payments had never been made; and in case of such default all payments theretofore made on this contract are to be retained by and belong to said seller as the agreed and reasonable rent of said premises up to the time of such default. And the said seller, in case of such default, shall have the right immediately, or at any time thereafter, to enter upon the land aforesaid, without any process of law, and take immediate possession thereof, together with all the improvements and appurtenances thereon or thereto belonging.

The buyer further agrees that failure by the seller at any time to require performance by the buyer of any provision hereof shall in no way affect his right hereunder to enforce the same, nor shall any waiver by said seller of any 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.

MOONSHINE HILL 2' ON 1130A
YIP CEM' BULLO ADOPTED RIAS**
BROOKING H' 900 JIMBLE H' 0000L'

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 64,000.00.

In case suit or action is instituted to foreclose this contract or to enforce any provision hereof, the losing party in said suit or action agrees to pay such sum as the trial court may adjudge reasonable as attorney's fees to be allowed the prevailing party in said suit or action and if an appeal is taken from any judgment or decree of such trial court, the losing party further promises to pay such sum as the appellate court shall adjudge reasonable as the prevailing party's attorney's fees on such appeal.

In construing this contract, it is understood that the seller or the buyer may be more than one person or a corporation; 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, not only the immediate parties hereto but their respective heirs, executors, administrators, personal representatives, successors in interest and assigns as well.

IN WITNESS WHEREOF, said parties have executed this instrument in triplicate; if either of the undersigned is a corporation, it has caused its corporate name to be signed and its corporate seal affixed hereto by its officers duly authorized thereunto by order of its board of directors.

[Signature]

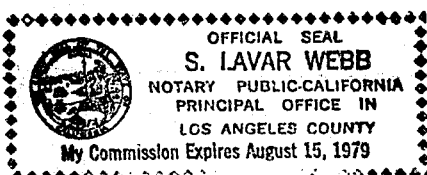
James R DeBaun

State of California }
County of Los Angeles } SS.

On this the 32nd day of April 19 78, before me,

the undersigned Notary Public, personally appeared

George R. Gower



known to me to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[Signature]

GENERAL ACKNOWLEDGEMENT FORM

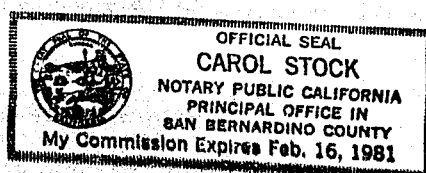
STATE OF CALIFORNIA }
COUNTY OF San Bernardino } SS.

On May 1, 1978 before me, the undersigned, a Notary Public in and for said State, personally appeared ***** James R. De Baun*****

known to me to be the person(s) whose name(s) is subscribed to the within Instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.

(Seal)



Carol Stock
(Notary Public's Signature)

013200 12-76 * 25 PB Individual Notarial Acknowledgment

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 13th day of June A.D., 19 78 at 10:43 o'clock A M., and duly recorded in Vol. M78, of Deeds on Page 12542.

FEE \$6.00

WM. D. MILNE, County Clerk
By *Bernetha M. Heloch* Deputy