- 14816 - MU ORM No. 845—(Truth-in-Lending Series)—CONTRACT OF SALE—REAL ESTATE—Seller Pays Existing A	Nortgage or Contract (Individual or Corporate).
50701 , Vo	ol. M7 Page 13686 - @
THIS CONTRACT, Made this 19th day of NORMAN R. BOLT and JANNIE L. BOLT, husband	MAY , 19 78 , between and wife,
and JAMES R. VAN GEEM SR. and RUTH B. VAN	GEEM, husband and wife , hereinafter called the buyer,
WITNESSETH: That in consideration of the mutual cover seller agrees to sell unto the buyer and the buyer agrees to purch scribed lands and premises situated in Klamath County	nants and agreements herein contained, the ase from the seller all of the following de-
Lot 3, Block 4, RAINBOW PARK ON THE WILLIA Klamath, State of Oregon,	AMSON, in the County of
except easements or restrictions of record or apparent on the face of the land.	수 있는 항상 하는 것이 되는 것이 없는 것이다.
57 OF 10 - 58 (C.) 18	
마음 발생 기업으로 가장 되었다. 그 등을 가장하는 것을 보고 있다. 그리고 있다. 그 생물을 가면 되었습니다. 그 전에 가지 말했다. 생물을 받았다. 그리고 있다. 그 것이 되었다. 그 일본 문제 병자를 보고 있는 것을 하고 있는 것을 받았다. 그리고 있다. 그 것이 되었다.	왕편, 자시를 모고 있는 그 보고 있다고 말하는 병생자랑 하기를 되었다. 그 그 보고 있을 때
for the sum of IHREE IHOUSAND FOUR HUNDRED & No hereinafter called the purchase price, of which \$ 1,000.00 hereof, the receipt whereof hereby is acknowledged by the seller; purchase price to the order of the seller at the times and in the arm	the buyer agrees to pay the balance of said
in monthly payments of not less than IWEN (\$25.00) each, payable on the <u>lst</u> day beginning with the month of July said purchase price is fully paid.	TY-FIVE AND NO/100 Dollars of each month hereafter
All of said purchase price may be paid at any time; all of terest at the rate of ten (10) per cent per annum from 6	11/78 until paid, said interest to be paid
premises for the current fiscal year shall be pro-rated between the	tlar payments above required. Taxes on said parties hereto as of the date of this contract.
The buyer warrants to and covenants with the seller that the real property descr *(A) primarily for buyer's personal, family, household or agricultural purposes, X ቪኦ ኢሜማ አርጫ የሚያገኝ እና እና አማር አርዲያ አማር	AAAAAAAAAA
The buyer shall be entitled to possession of said lands on the is not in default under the terms hereof. The buyer agrees that at all times he will, he is not in default under the terms hereof. The buyer agrees that at all times he will in good condition and repair and will not suffer or permit any waste or strip thereof; the other liens and save the seller harmless therefrom and reimburse seller for all costs and liens; that he will pay all taxes hereafter levied against said property, as well as all water fully may be imposed upon said premises, all promptly before the same or any part thereokep insured all buildings now or hereafter erected on said premises against loss or damage.	of become past due; that at buyer's expense, he will insure and ge by fire (with extended coverage) in an amount not less than
in a company or companies satisfactory to the seller, with loss polinsurance to be delivered to the seller as soon as insured. Now if the buyer shall fail to procure and pay for such insurance, the seller may do so and any payment so made in contract and shall bear interest at the rate aloresaid, without waiver, however, of any in the said described premises are now subject to a contract or a mortgage (the word deed) recorded in the Deeda, Mortgage, Miscellaneous Records of said county in both	payable to the seller as his interest may appear and all policies to pay any such liens, costs, water rents, taxes, or charges or hall be added to and become a part of the debt secured by this right arising to the seller for buyer's breach of contract, and mortgage as used herein includes within its meaning a trust
(reference to which hereby is made) on which the unpaid principal balance at this	time is \$and no more, with
interest paid to	pay to the seller that portion of said installments so paid ide contract or mortfage to be or become in default, the buyer is said contract or mortfage and the buyer shall be entitled to purchase price pursuant to the terms of this contract.  It hereof, he will furnish unto buyer a title insurance policy interests.
save and except the usual printed except price is fully paid and upon request an gage. Seller also agrees that when said purchase price is fully paid and upon request and assign sufficient deed conveying said premises in fee simple unto the buyer, his heirs and assign into however, the said easements and restrictions, and the taxes, municipal, liens, water re-	d upon surrender of this agreement, he will deliver a good and ns, free and clear of encumbrances as of the date hereof except- ents and public charges so assumed by the buyer and further
Time is of the essence of this contract, and in case the buyer shall fail to make within ten days of the time limited therefor, or fail to keep any agreement herein corrights: (1) to declare this contract null and void, (2) to declare the whole unpaid princil once due and payable and/or (3) to foreclose this contract by suit in equity, and in an in favor of the buyer as against the seller hereunder shall utterly cease and determine at and all other rights acquired by the buyer hereunder shall revert to and revest in said as to be performed and without any right of the buyer of return, reclamation or compensation as absolutely, fully and perfectly as if this contract and such payments had never been made on this contract are to be retained by and belong to said seller as the agreed and. And the said seller, in case of such default, shall have the right immediately, or any fit	reasonable rent of said premises up to the time of such default, me thereafter, to enter upon the land aforesaid, without any and apourtenances thereon or thereto belonging.
The true and actual consideration paid for this transfer, stated in terms of dolls  **SENSEX ENERGY OF INCHESTRATE NEWSON XXXVIVEX STATEMENT OF CAUTE PER  The buyer further agrees that failure by the seller at any time to require perform  his right hereunder to enforce the soure, nor shall any waiver by said seller of any bre  regular bases of any such provision, or as a waiver of the provision itself. In case sait of	ars, if \$
of the provisions hered, the buyer agrees to pay such sum as the frid court may adjudge or action and it an appeal is taken from any judgment or decree of such frial court; the shall adjudge tensonable as plaintiff's attorney's less on such appeal. In construing this of more than one preson, that if the contest so requires, the singular pronoun shall be taken and the neuter, and that generally all granistical changes shall be made, assumed and it from and to individuals.  IN WITNESS WHEREOF, said parties have executed this	contract, it is understood that the seller or the buyer may be en to mean and include the plural, the masculine, the leminine implied to make the provisions hereof apply equally to corpora-
dersigned is a corporation, it has caused its corporate name to be by its officers duly authorized thereunto by order of its board of	e signed and its corporate seal affixed hereto.

an Land & Morman R. Bolt

\*IMPORTANT NOTICE: Delete, by lining out, whichever phrose 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 of 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.

NOTE: The sentence between the symbols (), if not applicable, should be deleted; see Oregon Revised Statules, Section 9,0,030. (Notarial acknowledgment on reverse).

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CONTRACT	STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.	Norman R. & Jannie I R	Del Court	4ddress Richmond, VA. 2323	R & Ruth B. V		Block , 19	Addition	STATE OF OREGON		I certify that the within instru-	M., and reconstruction of the construction of	, <b>15</b>	my hand and seal	County attixed. Wn. D. Milne		MARCHUN AND LAND DEPUTY. AFTER RECORDING RETURN TO	756.00 756.00		20 20 30 30 30 30 30 30 30 30 30 30 30 30 30

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