38 - 15056 - D FORM NO. 706-CONTBACT-REAL ESTATE-Monthly P TT	CONTRACT-REAL ESTAT		LAW PUBLISHING CO., PORTLAND, OR 14076
50967			_Page 14076
THIS CONTRACT, Made this. Roger A. Neal		May JON	L, 19. 78, bet
and Dan J. Jones			hereinafter called the s
WITNESSETH: That in cons	id-ation of the method op		hereinafter called the be
seller agrees to sell unto the buyer ar	nd the buyer agrees to pur	chase from the se	eller all of the following
scribed lands and premises situated in Lots 12 and 13, Block 34	, FIRST ADDITION	ounty, State of TO KLAMATH I	Oregon to FOREST ESTATES,
In the County of Klamath Subject, however, to the	,	• • • • • • • • • • • • • • • • • • •	
L. Restrictions, but om:	itting restriction	ns, if any,	based on race,
color, religion or nation First Addition to Klamath	h Forest Estates.		
2. Conditions and restribused on race, color, re	ictions, but omit	ing restric	ctions, if any,
Instrument, including the	e terms thereof, f	iled June 9	9, 1972 in
Commissioners Journal, fo River Livestock District	. and reads as fol	Llows: "	.no persons shal
allow or permit livestoc sheep, goats and swine,	k of the bovin spe	ecies, hors	es, mules, asses
above described."3			
3. Unrecorded Contract ( Martin L. Conley, a marr:	ied man, Seller, a	and Roger A	. Neal, Buyer,
which Buyer herein does	not assume and again	ree to pay,	and Seller ract shall be pa
Full prior to, or at the	s contract see re	verse side	of this document
the stand of Fleven Thousan	nd Four Hundred al	πα Νογτουτικ	S Dollars (SLL, 400.1
(hereinatter called the purchase price Dollars $(\$1,500.00)$ is paid on	the execution hereof (the i	eceipt of which is	s nereby acknowledged b
	that a famil ouropoon	· · · · · · · · · · · · · · ·	
serier y, the buyer agrees to pay the	f not less than ONE HUN	DRED FIFTY-	FOUR and $31/1001$
of the seller in monthly payments of Dollars (\$ 154.31) each, payable on the 10 day of each and continuing until said purchase all deferred balances of said purchase	f not less than ONE HUN or more, prepayme month hereafter beginning price is fully paid. All of se price shall bear interest	nt without with the month o said purchase pri at the rate of 8%	penalty July , 19 ce may be paid at any per cent per annum
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14077 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 option shall have to any of them, punctually within 20 days of the time limited therefor, or fail to keep any agreement herein contained, then the payments the interest the tollowing rights: (1) to declare this contract null and voite? Jo doclare 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? Jo doclare the whole unpaid principal balance of said purchase price with termine and the right to the possession of the premises above described and all other rights acquired by the buyer hereunder shall revert to and revest in said seller to be performed and all other rights caquired by the buyer of returner shall never to and revest in said seller to be performed and all other rights and the there there and e never been made; and in any of account of the purchase of said seller to be performed and and without any act of the sair reclamation or compensation for said seller as the tainer of the said seller to a be retained by and belong to said seller as the agreed and rever been made; and in premises up to the time of such default. And the said seller, in case of such default, shall have the right immediately, or any other said seller, in case of such default and price and appurtenances there and or or thereal belonging. Jana anoresana, winnow any process on law, and take ministrate production of the buyer of any provision hereof shall in no way allect his The buyer further agrees that luiture by the seller at any time to require performance by the buyer of any provision hereof shall in no way allect his thereunder 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 my such provision, or as a waiver of the provision itself. right h The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 11,400.00 Offenever, the actual or includes other property or which is given or promised which is X for which the consideration (indicate which ). 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This agreement shall be inder the benefit of, as the circumstances may require, not only the immediate parties hereto but their respective IN WITNESS WHEREOF, said parties have executed this instrument in triplicate; if either of the undersigned is a corporation. It has caused it corporate name to be sidened and and its corporation and usign and well. is a corporation, it has caused it corporate name to be signed and its corporate seal affixed hereto by its officers duly authorized thereurophy order of its board of directors. mes Dan J. Jones NOTE-The sentence between the sy (), if not applicable, should be deleted. Sea ORS 93.030). BOLUEJ STATE OF OREGON, STATE OF OREGON, County of ..... county of Marnath 3st June 28, 19 78 ) ss. Personally appeared ... Personally appeared the above named...... Dan J. Jones who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the nent to be his work of the foregoing instrusocrotary of and that the seal allixed to the foregoing instrument is the corporation, of said corporation and that said instrument was signed and sealed in be-half of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed. Before me: (OFFICIAL SEAL) C. Notary Public for Oregon My commission expires 12-22-78 (SEAL) Notary Public for Oregon My commission expires: ORS 93:635 (1) All instruments contracting to convey fee title to any real property, at a time more than 12 months from the date that the instrument is executed and the parties are bound, shall be acknowledged, in the manner provided for acknowledgment of deeds, by the conveyor of the title to be con-veyed. Such instruments, or a memorandum thereof, shall be recorded by the conveyor not later than 15 days after the instrument is executed and the parre bound thereby. ORS 93.990(3) Violation of ORS 93.635 is punishable, upon conviction, by a fine of not more than \$100. (DESCRIPTION CONTINUED) areas and succession above described real property will be released from the lien of said contract upon payment in full of this contract. fiverial Loutondary', Augusting fed Barris Britary Shed Rover A-STATE OF CRECCON, CALIFORNIA FORM NO. 23 - ACKNOWLEDGMENT STEVENS-NESS LAW PUB. CO.. PORTLAND, ORE. County of PLACER BE IT REMEMBERED, That on this 6th June before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Roger A. Neal day of <sub>19</sub> 78 named known to me to be the identical individual..... described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily. IN TESTIMONY WHEREOF, I have infreunto set my hand and affixed OFFICIAL SEAL my official seal the day and year fast above written. OFFICIAL SEAL IRENE RADFORD NOTARY UBJIC - CHIDANIA PRINCIPAL OFFICE IN PLACER COUNTY Wy Commission Lapures Jan 29, 1980 -0) CO Notary Public for Orzan, California My Commission expires Jan 39, 1980 STATE OF OREGON; COUNTY OF KLAMATH; ss. I hereby certify that the within instrument was received and filed for record on the \_\_\_\_\_29th day of A.D., 19 78 at 3:46 o'clock P M., and duly recorded in Vol. M78 of\_\_\_\_Deeda\_\_\_ on Page 14076 WM. D. MILNE, County Clerk FEE 26.00 11 Dernetha Dollo ch

. Deputy