51.160 "	ONTRACT-REAL ESTATE VOI. 78 Page 14361
김 같은 그들에는 지방에는 것을 많이 많이 많을 것 같아요.	day of JUNE 24, 1978, between
andSTEVEN R. TURNER	, hereinafter called the seller
WITNESSETH: That in consideration of seller agrees to sell unto the buyer and the buy scribed lands and premises situated in KLAMAT	of the mutual covenants and agreements herein contained, the ver agrees to purchase from the seller all of the following de TH COUNTY County, State of OREGON , to-wit
Lot 9, Block 1, WAGON TRAIL ACREAGE thereof on file in the office of th	S NUMBER ONE, according to the official plat the County Clerk of Klamath County, Oregon.
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	HACTOR AND A CONTRACTOR
	WED, MUNE, COFINY CLAR
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for the sum of FIVE THOUSAND EIGHT HUN	
(hereinafter called the purchase price), on accound $Dollars (\$1,485.00)$ is paid on the execut	unt of which FOURTEEN HUNDRED AND EIGHTY FIVE
seller); the buyer agrees to pay the remainder o	of said purchase price (to-wit: \$ 4,350.00) to the order
of the seller in monthly payments of not less the seller of the seller in monthly payments of not less the seller is the seller	
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and continuing until said purchase price is ful. all deferred balances of said purchase price sha JUNE 25, 1978 until paid, ir the minimum monthly payments above required rated between the parties hereto as of the date of "(A) primarily for buyer's personal, family, household or "(B) for an cognization of Care, if buyer, is a natural p The buyer shall be entitled to possession of said lands on (B) for an cognization of Care, if buyer, is a natural p The buyer shall be entitled to possession of said lands on (B) for an cognization of family, household or (Care, it is and save the seller harmless therefrom and re- usch liens; that he will pay all taxes herealter levied agains said after lawfully may be imposed upon said premises, all promptly b more and keep insure and all policies of insurance of their respective interests may appear and all policies of insurance of the solls of buyer's breach of contract. "The seller agrees that at his expense and within 30 of and become a part of the debt secured by this contract and shi he seller to buyer's breach of contract. "The seller agrees that at his expense and within 30 wind differ buyer's breach of contract. "The seller agrees that at his expense and within 30 wind auchase printe is and public charges so assumed by the buyer on the seller of buyer's breach of contract. "The seller agrees that at his expense and within 30 withing during a mount equal to said purchase price) marketable till and auchase printe is and public charges so assumed by the buyer and "the seller south is defined or arising by through the buyer of the purpes, us Stevens. Ness form No. 1308 or similar unless the terms. Ness form No. 1307 or similar. Buyer's NAME AND ADDRESS Steven R. Turner 2870 Emerald Street Eugene, Oregon 97403 BUYER'S NAME AND ADDRESS recording return to: David and Leanna Lay 3527. S. Pacific Blvd. Albany, Oregon 97321	Ily paid. All of said purchase price may be paid at any time; all bear interest at the rate of per cent per annum from interest to be paid being included in and * {being included in I. Taxes on said premises for the current tax year shall be pro- of this contract. t the real property described in this contract is agricultural purpose,

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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 20 days of the time limited therefor, or fail to keep any agreement herein contained, then the seller at the seller at the buyer required, or any of them, punctually within 20 days of the time limited therefor, or fail to keep any agreement herein contained, then the seller at the seller at the whole unpaid principal balance of said purchase price with option shall have the following runctually within 20 days of the time limited therefor, or fail to keep any agreement herein contained, then the seller at the seller at the soller and payble. (3) to withdraw said deed and other documents from escrow and/or (4) to foreclose this contract by suith the interest therefore at once due and payble. (3) to withdraw said deed and other documents from escrow and/or (4) to foreclose this contract by suith equivalent of the presense above described and all other rights due the buyer of return, reclamation or compensation for termine and the right to the possession of the premises above described and all other rights due the buyer of return, reclamation or compensation for moneys paid on account of the purchase of said performed and without any action the agreed and reasonable rent of said seller, the descent and reasonable rent of said seller as the agreed and reasonable rent of said seller, the adrees and is hele. (a) to the descent of the soller with a descent and reasonable rent of said seller to be performed and without any action day pricess of law, and take immediate possession thereof, together with all have the right of the bayer the thereafter, to enter upon premise up for the time of such delault. And the said seller, to add seller as the agreed and appricement or bare to upon the solution of a solution any accounts of law, and take immediate possession thereof, together with all her with any process of law, and tak

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The frue and actual consideration paid for this transfer, stated in terms of dollars, is \$5,,835,00. GHOWEVER, THE BEHAI CONSIDERATION con-The frue and actual consideration paid for this transfer, stated in terms of dollars, is \$5,,835,00. GHOWEVER, THE BEHAI CONSIDERATION con-sists af or includes other property or value given or premiered which. That for the consideration (indicate which).0 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 and if an appeal is taken from any sum as the trial court may adjudge reasonable as attorney's less 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 indigment or decree of such trial court, it is understood that the seller or the buyer may be more than one person or a corporation; that if the context so requires, 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, is a storney's less on such appeal. In construing this contract, it is understood that the seller or the masculue; the leminine and the neuter, and that generally all grammatical changes the singular pronoun shall be taken to mean and include the plural, the masculue; the terminine and to individuals. The instrument and implied to make the provisions hereot apply qually to corporations and to individuals. The assume and implied to make the provisions hereot apply qually to corporations and to individuals. 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 he signed and, its corporate seal affived hereto by its officers

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.

Secon (IPACI) ha 1 a 1, Lait X Selluis NOTE-The sentence between the symbols (), if not applicable, should be deleted. Sea ORS 93.030). STATE OF OREGON, County of) ss. STATE OF OREGON, .., 19.....) ss. County of Descriptes (Personally appeared 1978 who, being duly sworn, HAVE 24 n et e l' each for himself and not one for the other, did say that the former is the

Personally appeared the above named STEVEN R. TURNER

and, acknowledged the foregoing instru-....... <u>_</u>____ COFFICIAE Beibre, me: SNotary Public for Oregon

, a corporation, and that the seal attixed to the foregoing instrument is the corporate seal 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: 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 accided 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-accided 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-ded. Such instruments, or a memorandum thereof, shall be recorded by the conveyor not later than 15 days after the instrument is executed and the par-are bound thereby.

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STATE OF OREGON; COUNTY OF KLAMATH; SS.

Filed for record an an an anti-

the day of July A. D. 19-78 at 9:15 clock AM., or

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Wm D. MILNE, County Clerk By Bernotha Akeloc

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CONSTRUCTION OF STRUCTURE

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CLEARS F. DEMIX 79.30

THE CONTRACT, More the DAVID H. LAY & LIANNA C. LAY