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CONTRACT—REAL ESTATE

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THIS CONTRACT, Made the 8th day of May, 1976, between

Albert J. Wirtz and Ethel Wirtz, husband and wife

of the County of Klamath and State of Oregon, hereinafter called

the first party, and Robert E. Rogers and Carolyn A. Rogers of Lane and State of Oregon hereinafter called the second party,

WITNESSETH, That in consideration of the stipulations herein contained and the payments to be made as hereinafter specified, the first party hereby agrees to sell, and the second party agrees to purchase, the following described real estate, situate in the County of Klamath, State of Oregon, to-wit:

Lots 5,6,7 and 8 Block #11 in Crescent Oregon as platted and recorded in the office of the County recorder, Klamath Falls, Klamath County Oregon.

for the sum of Two Thousand Dollars (\$ 2,000.00) on account of which Five Hundred Dollars (\$ 500.00) is paid on the execution hereof (the receipt of which is hereby acknowledged by the first party), and the remainder to be paid to the order of the first party with interest at the rate of 6% per cent per annum from April 25, 1976, on the dates and in amounts as follows:

1st payment due May 20, 1976 the sum of \$35.00 which is due each and every month until paid. Buyers may pay the balance in full at any time they so desire.

VIRGIL J. WILSON & SONS
ROBERT E. ROGERS & CAROLYN A. ROGERS

Klamath

The buyer (also called second party) 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, (B) for agricultural purposes, (C) for business or commercial purposes other than agricultural purposes.

Taxes for the current tax year shall be prorated between the parties hereto as of the date of this contract. The second party, in consideration of the premises, hereby agrees to pay all taxes hereafter levied and all public and municipal liens and assessments hereafter lawfully imposed upon said premises, all promptly and before the same or any part thereof become past due, that he will keep all buildings now or hereafter erected on said premises insured in favor of the first party against loss or damage by fire (with extended coverage) in an amount not less than \$ in a company or companies satisfactory to first party, and will have all policies of insurance on said premises made payable to the first party as first party's interest may appear and will deliver all policies of insurance on said premises to the first party as soon as insured. All improvements placed thereon shall remain, and shall not be removed before final payment be made for said above described premises.

(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. 1306 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.

Albert J. Wirtz & Ethel E Wirtz
Box 195
Crescent, Oregon 97733

Robert E. & Carolyn A. Rogers
1218 Lorne Loop
Springfield, Oregon 97477

Robert E. & Carolyn A. Rogers
1218 Lorne Loop
Springfield, Oregon 97477

Albert J. Wirtz & Ethel E. Wirtz
Box 195
Crescent, Oregon 97733

STATE OF OREGON,

I certify that the within instrument was received for record on the 11th day of May, 1976, at 10 o'clock AM, and recorded in book 14811 on page 5000 or as file/reel number 5000.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

By Recording Officer
Deputy

Please send tax statements to

