

TK

CONTRACT—REAL ESTATE

Vol. 178 Page 14833



51469

THIS CONTRACT, Made this 10th day of July, 1978, between
A. J. EDMONDS and JESSIE D. EDMONDS, husband and wife

and GLADYS R. LINDSEY

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:

Lots 38 and 39, FIRST ADDITION TO SPORTSMAN PARK, in the County of Klamath,
State of Oregon.

Subject to:

1. Agreement from Herbert Fleishhacker and May Belle Fleishhacker, his wife, and The California Oregon Power Company, a corporation, dated Jan. 25, 1924, recorded Feb. 15, 1924 in Book 63 at page 460, Deed Records of Klamath County, Oregon.
2. Agreement dated October 27, 1952, recorded December 19, 1952 in Book 258 at page 290, Deed Records of Klamath County, Oregon.
3. Conditions, restrictions and easements of record.
4. The cutting of any trees is to be specifically prohibited during the terms of this contract.
5. 1978-79 taxes.

for the sum of TWENTY-TWO THOUSAND and NO/100 - - - - - Dollars (\$22,000.00)
(hereinafter called the purchase price), on account of which SEVEN THOUSAND THREE HUNDRED and NO/100 Dollars (\$7,300.00) 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: \$14,700.00) to the order of the seller in monthly payments of not less than TWO HUNDRED and NO/100 - - - - - Dollars (\$200.00) each,

payable on the 15th day of each month hereafter beginning with the month of July, 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 July 11, 1978 until paid, interest to be paid with each payment and (in addition to) being included in

the minimum monthly payments above required. Taxes on said premises for the current tax year shall be pro-rated 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 primarily for buyer's personal, family, household or agricultural purposes (A) for business or commercial purposes other than agricultural purposes.

(B) for an organization or (even if buyer is a natural person) is for business or commercial purposes other than agricultural purposes.

The buyer shall be entitled to possession of said lands on July 11, 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 liens 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 \$50,000.00 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 30 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, 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.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals at Medford, Oregon, this 10th day of July, 1978.

*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.

A. J. EDMONDS, et ux

2930 Far West

Medford, Oregon 97501

SELLER'S NAME AND ADDRESS

Gladys R. Lindsey

890 Valley View

Talent, Oregon 97540

BUYER'S NAME AND ADDRESS

Transamerica Title Insurance Co.

245 So. Grape Street

Medford, Oregon 97501

NAME, ADDRESS, ZIP

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

Gladys R. Lindsey

P. O. Box 793

Medford, Oregon 97501

NAME, ADDRESS, ZIP

STATE OF OREGON

County of

I certify that the within instrument was received for record on the day of 1978, at o'clock P.M., and recorded in book on page or as file/roll number Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy

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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 ten 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 interest thereon at once due and payable and/or (3) 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 determine and the right to the possession of the premises above described and all other rights acquired by the buyer hereunder shall revert to and revert in said seller without any act on account of 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 such default all payments theretofore made on this contract are to be retained by and belong to said seller as had never been made; and in case of 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.

Buyer shall not sell, transfer or assign this contract or any of the property covered hereby or any of the rights hereunder, without first obtaining the written consent of seller to all of the said matters, but consent shall be not arbitrarily withheld, and shall be given if the proposed purchaser or assignee is a financially responsible party.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$22,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). In case suit or action is instituted to foreclose this contract or to enforce any of the provisions hereof, the buyer agrees to pay such sum as the court may adjudge reasonable as attorney's fees to be allowed plaintiff in said suit or action and if an appeal is taken from any judgment or decree of the trial court, the buyer further promises to pay such sum as the appellate court shall adjudge reasonable as plaintiff'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; 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.

IN WITNESS WHEREOF, said parties have executed this instrument in duplicate; 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.

A. J. Edmonds
Jessie D. Edmonds
Gladys R. Lindsey

NOTE - The sentence between the symbols () if not applicable, should be deleted. See ORS 93.030.
STATE OF OREGON, County of Jackson ss.
July 10 1978

Personally appeared the above named
A. J. Edmonds and Jessie D. Edmonds
and Gladys R. Lindsey

and acknowledged the foregoing instrument to be their voluntary act and deed.
Before me, Notary Public for Oregon
My commission expires July 2, 1982

Notary Public for Oregon
My commission expires: July 2, 1982

Section 4 of Chapter 618, Oregon Laws 1975, provides that of any business done 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 owner of the title being conveyed. Such instruments, or a memorandum thereof, shall be recorded by the conveyer not later than 15 days after the instrument is executed and the parties are bound thereby.
(2) Violation of subsection (1) of this section is a Class B misdemeanor.

(DESCRIPTION CONTINUED)

OF OREGON, COUNTY OF KLAMATH; ss.

and for record at request of Transamerica Title Co.
11th day of July A. D. 1978 at 11:02 P.M., and

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