

11

CONTRACT—REAL ESTATE

Vol. 78 Page 15487

51886

THIS CONTRACT, Made this 14th day of July, 1978, between Eldon W. Fehlhaber

and Delores J. Scanlon

hereinafter called the seller,

hereinafter called the buyer,

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 7, 8, 9 and the N¹/₂ Lot 10, Block 30, SECOND ADDITION TO KLAMATH FALLS, in the County of Klamath, State of Oregon. TOGETHER WITH the personal property located in Apartment 16, 18, 20, and 22

Subject, however, to the following:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Contract, including the terms and provisions thereof,

Dated : July 11, 1973
Recorded : July 16, 1973 Book: M-73 Page: 9055
Vendor : M. M. Howell aka M. N. Howell and Verda R. Howell, husband and wife

Vendee : Alme L. Ailshire, Daniel Stephens and Marjorie Ralph

The vendees interest in said contract was assigned by instrument

Dated : June 28, 1977
Recorded : June 29, 1977 Book: M-77 Page: 11448
To : Eldon W. Fehlhaber

The vendees interest in said contract was assigned by instrument

Dated : June 28, 1977 (For continuation of this contract see reverse side)
for the sum of Thirty-two thousand and no/100----- Dollars (\$32,000.00)

(hereinafter called the purchase price), on account of which Seven thousand and no/100----- Dollars (\$ 7,000.00) 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: \$25,000.00) to the order of the seller in monthly payments of not less than Two hundred fifty and no/100----- Dollars (\$ 250.00) each, or more, prepayment without penalty,

payable on the 18th day of each month hereafter beginning with the month of August, 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 9¹/₂ per cent per annum from July 18, 1978 until paid, interest to be paid monthly and * (in addition to—) being included in

the minimum monthly payments above required. Taxes on said premises for the current tax year shall be prorated 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

- (A) primarily for buyer's personal, family, household or agricultural purposes.
- (B) for use of business or other commercial purposes, in the business use, commercial purpose, other than agricultural purposes.

The buyer shall be entitled to possession of said lands on July 4, 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 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 full insurable value

not less than \$ _____ 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, saving (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 restriction and encumbrances now of record, if any. Seller also agrees that when said purchase price is fully paid 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 covenants 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.

(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, at 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.

STATE OF OREGON,

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____,

at _____ o'clock _____ M., and recorded in book _____ on page _____ of as

file/roll number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer
Deputy

By _____

SELLER'S NAME AND ADDRESS

BUYER'S NAME AND ADDRESS

After recording return to:

T.A. Branch

NAME, ADDRESS, ZIP

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

Delores J. Scanlon
238 Riverside
Klamath Falls, Oregon
NAME, ADDRESS, ZIP 97601

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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 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; (3) to withdraw said deed and other documents from escrow and/or (4) 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 revert to and remain in the seller without any act of re-entry, 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 account of the purchase of said property as absolutely, fully and perfectly as if this contract and such payments had never been made; and in case of such default all payments theretofore made on this contract are to be retained by and belong to said seller, as the agreed and receivable rent of said 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 hereby 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$32,000.00 (However, the actual consideration may be determined by a court of law in case of suit or action to enforce this contract or to enforce any provision hereof, the losing party in said suit or action agrees to pay such sum as the trial court may adjudge reasonable as attorney's fees 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 party'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 or a corporation; that if the contest so requires, the singular pronouns 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.

This agreement shall bind and inure to the benefit of, as the circumstances may require, not only the immediate parties hereto but their respective heirs, executors, administrators, personal representatives, successors in interest and assigns as well.

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 be signed and its corporate seal affixed hereto by its officers duly authorized thereunto by order of its board of directors.

Eldon W. Fehlhaber
Eldon W. Fehlhaber

Delores J. Scanlon
Delores J. Scanlon

NOTES—The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.

STATE OF OREGON, County of Klamath } ss.
July 17, 1978
Personally appeared the above named Eldon W. Fehlhaber and Delores J. Scanlon }
and acknowledged the foregoing instrument to be their voluntary act and deed.

STATE OF OREGON, County of _____ } ss.
_____, 19____
Personally appeared _____ and _____
each for himself and not one for the other, did say that the former is the _____ and the latter is the _____
_____ president and that the latter is the _____ secretary of _____
and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf 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, *Barbara J. Addington*
Notary Public for Oregon
My commission expires 3-22-81

Before me, _____
Notary Public for Oregon
My commission expires _____ (SEAL)

ORS 93.633 (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 conveyed. Such instruments, or a memorandum thereof, shall be recorded by the conveyor not later than 15 days after the instrument is executed and the parties are bound thereby.

ORS 93.690(3) Violation of ORS 93.635 is punishable, upon conviction, by a fine of not more than \$100.

(DESCRIPTION CONTINUED)

Recorded To : June 29, 1977 Book: M-77 Page: 11449
which Buyer herein does not assume and agree to pay, and Seller further covenants to and with Buyer that the said prior contract shall be paid in full prior to, or at the time this contract is fully paid and that said above described real property will be released from the lien of said contract upon payment of this contract.

3. City Lien, plus interest Entered : October 31, 1974 Improvement #243 Card #18
Amount : \$2,014.87
Balance : \$1,309.69, which Buyer herein does not assume and agree to pay, and Seller further covenants to and with Buyer that the said prior lien shall be paid in full prior to, or at the time this contract is fully paid and that said above described real property will be released from the lien of said contract upon payment of this contract.

It is further understood and agreed between the parties hereto that Buyer has made an independent investigation and inspection of the premises herein described, and has entered into this Contract without relying on any statement or representation or covenant not specifically embodied in this Contract, and accept the property described in this Contract "as is" in its present condition, and requires no work of any kind to be done on said property by Seller.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 18th day of July A.D. 1978 at 3:54 o'clock P M., and duly recorded in Vol. M78 of Deeds on Page 15487.

FEE \$6.00

WM. D. MILNE, County Clerk
By *Renee S. Litsch* Deputy