	ACT-REAL ESTATE-Mouthly I	M-15692-5	crave Calors Z.	Frue Bage 16576	
	52557	CONTRACT-REAL ESTATE			3
		estate in fee simple			
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And it is understood and agreed between sold parties that time is of the essence of this contrust, and in case the buyer shall fail to make the partners show a required, or any of them, punctually within 20 days of the time innitised therefue, 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 shule sengaid principal balance of acid purchase price with the interest thereon at once due and payoile. (3) to withdraw said deed and other documents three stores and/or (4) to increase shall tuterity cease and de-required, or any of the problem of the contract of then existing in faces the two a advine the seller hereunder shall utterity cease and de-requiry, and in any of such concessing in the premises above described and other documents three starts with the seller hereunder shall utterity cease and de-required to the problem of the premises above described and all other dights exquiring to the buyer shall recurrent to and recess the said seller to be performed and without any the buyer by the buyer are stall recer to and recess the said seller to be performed and without the shift of the buyer or return, reclamation or compensation for seller without any act of the purchase of said property as absolutely. fully and perfectly as if this contract and new been made; and in some spind on account of the purchase of said property as absolutely. fully and perfectly as and being to said seller as the adjued and reasonable rent of law case of such default all payments therefore made on this contract are to be arefined. Such and the such payments had any time treating to return, realized and thereadly, to enter upon the said of account of the purchase of said seller, in case of such default, shall have the side time to any time threadly. For enter upon case of such default all payments, and a say time threadly to enter upon the lard aloresaid, without any process of law, and take immediate possersion

the larg autresail, without any process with the seller at any time to require performance by the luyer of any provision hereof shall in no way allect his The buyer further agrees that failure by the seller at any time to require performance by the luyer of any provision hereof be held to be a weiver of any succeeding breach right bereander to enforce the same, nor shall any waiver by said seller of any provision hereof be held to be a weiver of any succeeding breach of any such provision, or as a waiver of the provision itself.

icutors, sumministrators, personal representatives, successors in interest and essigns 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.

Reberca J. Schodes by Charles S. Rhode with a power of attorne	s Edward B. Graham Joan M. Graham
NOTE-The centrate briwson the symbolic (), if not applicable, should be	galated, Sne 665 93.030).
STATE OF OREGON)	$\frac{\partial f_{\mu}}{\partial t} = \frac{\partial f_{\mu}}{\partial t} + \frac{\partial f_{\mu}}$
COUNTY OF <u>Klamath</u>) ss	 A second s

On this, the 25th day of July , 19 78 Personally appeared CHARLES 5. RHODES , who being duly sworn, did say that the attorney-in fact for <u>REBECCA J. RHODES</u> and that <u>he/she</u> executed the foregoing instru-ment by aethority of and on behalf of said principal; and <u>he/she</u> acknowledged said instrument to be the act and deed of said prin-cipal. cipal

BEFORE ME: Oregon for My Commission Expires: March 22, Nogary public 1981

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woth Seller and Buyers agree to split closing costs on this transaction.

State of Oregon County of Klamath)

__**,** 1978 28

Personally appeared the above named Edward B. Graham and Joan M. Graham as tenants by the entirety, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Public For Gregon My Commission expires: 3-22-8

STATE UP UNEGON; COUNTY OF KLAMATH; 55.

ss.

I hereby certify that the within instrument was received and filed for record on the 31st day of July____A.D., 19_78_at_10:47___ofclock__A___M., and duly recorded in Vol___M78___, of _____ Deeds _____ on Page 16576 WM. D. MILNE, County Clerk

By Rimithe Sidelach

__ Deputy

FEE \$6.00