

THIS CONTRACT, made this 15th day of July, 1978, between Michael B. Jager and Margaret H. Jager, husband and wife, and Clark J. Kenyon, hereinafter called the seller, and Santa G. Doane and Betty A. Doane, husband and wife, 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 land and premises situated in Klamath County, State of Oregon, to-wit:

"You have the option to void your contract or agreement by notice to the seller if you did not receive a Property Report prepared pursuant to the Rules and Regulations of the Office of Interstate Land Sales Registration, U.S. Department of Housing and Urban Development, in advance of, or at the time of your signing the contract or agreement. If you received the Property Report less than 48 hours prior to signing the contract or agreement you have the right to revoke the contract or agreement by notice to the seller until midnight of the third business day following the consummation of the transaction. A business day is any calendar day except Sunday, or the following Business Holidays: New Year's Day, Washington's Birthday, Memorial Day, Independence Day, Labor Day, Veteran's Day, Columbus Day, Thanksgiving, and Christmas."

It is mandatory that the purchaser be a member of the Little Deschutes River Woods Owners Association and is subject to maintenance of both the access road and those roads within subdivision Tract 1069 as spelled out in the Articles of Association recorded in Klamath County on March 12, 1973 instrument No. 74116, volume M73, page No. 2591.

The sellers are able to deliver deeds free of the lien of the blanket encumbrance in all cases because the 40 acre minimum release provision is well within their financial capability to perform.

Lot 6, Block 7, Tract No. 1223.

Lot 6, Block 7, Tract No. 123.
 For the sum of Three Thousand Six Hundred and no/100 Dollars (\$3,600.00)
 (hereinafter called the purchase price), on account of which Three Hundred Sixty and no/100
 Dollars (\$360.00) 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: \$3,240.00) to the order
 of the seller in monthly payments of not less than Thirty-six and no/100
 Dollars (\$36.00) each.

payable on the 1st day of each month hereafter beginning with the month of Feb., 1979, 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 7.5 per cent per annum from Jan. 1, 1979, 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 pro-rated between the parties hereto as of the date of this contract, paid by sellers, thereafter by buyers and amounts described in this contract is

THE LESSOR, HEREIN, KNOWS AND WARRANTS THAT THE REAL PROPERTY DESCRIBED IN THIS CONTRACT IS NOT BEING OFFERED FOR SALE OR CONVEYANCE TO ANY PERSON OR PERSONS FOR ANY AGRICULTURAL PURPOSES OR FOR BUSINESS OR COMMERCIAL PURPOSES OTHER THAN AGRICULTURAL PURPOSES.

13. _____ and may retain such possession so long as _____, his heirs, assigns, successors, or assigns, shall hereafter be the owner of the premises, and shall not be liable for the same.

[illegible][illegible][illegible]

The Buyer hereby agrees that it shall not be entitled to sue for the return performance by the Buyer of any provision hereof shall in no way affect the right hereunder for the return of the same, and shall not constitute any breach of any provision hereof to be a waiver of any such breach or constitute any such performance, as it is a part of the provisions hereof.

Estimated in terms of dollars, it is \$ 3,600.00 However, the actual consid-

[illegible][illegible]

IN WITNESS WHEREOF, and 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 hereunto by its officers duly authorized thereunto by order of its Board of Directors.

by its officers duly authorized. *Handwritten signature*
 BUTTERS: *Handwritten signature* SELLERS: *Handwritten signature*

[Handwritten signature]

G. Price

STATE OF OREGON, COUNTY OF Klamath, ss.

renewment was renewed and filed for record on the 20th day of

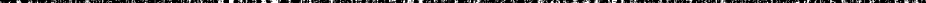
I hereby certify that the within instrument was received and filed for record on 11-22-78 at 11:00 a.m. and duly recorded in Vol. M78.

September 10 1978 11:00 o'clock A.M., and duly recorded in Volume 30171

of **Goods** **20074** **Wm. D. MILLER, County Clerk**

WILLIAM L. KIMBLE, County Clerk
Deputy

By Matthew J. DeLoe Deputy



ax statement to: Regis G. & Ruth A. Dugue