

17A156421-9 55561

CONTRACT—REAL ESTATE

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THIS CONTRACT, Made this 25 day of September, 1978, between Donald E. Bailey, as to an undivided one-half interest, and Gary Hook, as to an undivided one-half interest, and Knowledge Merritt and Bobbi Merritt, husband and wife, hereinafter called the seller,

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 3 and 4, Block 3, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS
in the County of Klamath, State of Oregon.

for the sum of Twenty-one thousand five hundred and no/100 Dollars (\$21,500.00)
(hereinafter called the purchase price), on account of which Three thousand five hundred and no/100
Dollars (\$3,500.00) 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: \$18,000.00) to the order G.H.
of the seller in monthly payments of not less than Two hundred and no/100 one hundred twenty two &
Dollars (\$200.00) each, or more, prepayment without penalty, L.B. B.m. RM 7/100
182.57

payable on the 25th day of each month hereafter beginning with the month of October, 1978, and continuing until said purchase price is fully paid. All of said purchase price may be paid at any time; all deferred balance of said purchase price shall bear interest at the rate of 9 per cent per annum from September 15, 1978, until paid; interest to be paid monthly and in addition to 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.

[Faint, illegible handwritten notes at the bottom of the page]

insurable value

[illegible]

30

...the date hereof and law and clear of all circumstances...

[illegible]

STATE OF OREGON, } ss.
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 _____ or as file/serial number _____.
Record of Deeds of said county.
Witness my hand and seal of _____ County affixed.

Recording Officer
Deputy _____

1913 Warranted
Kornet Falls
COSTA RICA

13227

21273

And in witness whereof, the parties hereto have hereunto set their hands and seals at the County of Klamath, State of Oregon, this 25th day of September, 1978.

The Buyer, in consideration of the sum of \$21,500.00 (Twenty One Thousand Five Hundred and No/100 Dollars) to him in hand paid by the Seller, the receipt of which is hereby acknowledged, and for other reasons hereinafter appearing, do hereby certify that the Seller is the owner of the premises described in the foregoing instrument, and that the same are free and clear of all liens, mortgages, judgments, and other encumbrances, and that the Seller has the right to convey the same.

The Seller, in consideration of the sum of \$21,500.00 (Twenty One Thousand Five Hundred and No/100 Dollars) to him in hand paid by the Buyer, the receipt of which is hereby acknowledged, and for other reasons hereinafter appearing, do hereby certify that the Buyer is the owner of the premises described in the foregoing instrument, and that the same are free and clear of all liens, mortgages, judgments, and other encumbrances, and that the Buyer has the right to convey the same.

The Seller, in consideration of the sum of \$21,500.00 (Twenty One Thousand Five Hundred and No/100 Dollars) to him in hand paid by the Buyer, the receipt of which is hereby acknowledged, and for other reasons hereinafter appearing, do hereby certify that the Buyer is the owner of the premises described in the foregoing instrument, and that the same are free and clear of all liens, mortgages, judgments, and other encumbrances, and that the Buyer has the right to convey the same.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$21,500.00. However, the actual consideration considered by the parties is the sum of \$21,500.00.

In consideration of the sum of \$21,500.00 (Twenty One Thousand Five Hundred and No/100 Dollars) to him in hand paid by the Buyer, the receipt of which is hereby acknowledged, and for other reasons hereinafter appearing, do hereby certify that the Buyer is the owner of the premises described in the foregoing instrument, and that the same are free and clear of all liens, mortgages, judgments, and other encumbrances, and that the Buyer has the right to convey the same.

The Seller, in consideration of the sum of \$21,500.00 (Twenty One Thousand Five Hundred and No/100 Dollars) to him in hand paid by the Buyer, the receipt of which is hereby acknowledged, and for other reasons hereinafter appearing, do hereby certify that the Buyer is the owner of the premises described in the foregoing instrument, and that the same are free and clear of all liens, mortgages, judgments, and other encumbrances, and that the Buyer has the right to convey the same.

IN WITNESS WHEREOF, said parties have executed this instrument in triplicate; if either of the undersigned is a corporation, said parties have 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.

Donald F. Bailey
Gary Hooker
Knowlton Merritt
Bobbi Merritt

STATE OF OREGON,
 County of Klamath,
 September 25, 1978.

Personally appeared the within named Donald F. Bailey and Gary Hooker, and Knowlton Merritt and Bobbi Merritt, and they acknowledged to me that they executed the foregoing instrument as their voluntary act and deed.

Donald F. Bailey
Gary Hooker
Knowlton Merritt
Bobbi Merritt

STATE OF OREGON, County of Klamath, ss.
 Personally appeared _____, 19____, ss.
 who, being duly sworn, each for himself and not one for the other, did say that the former 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.

Notary Public for Oregon
 My commission expires: _____

(OFFICIAL SEAL)
 NOTARY PUBLIC FOR OREGON
 My commission expires: _____

STATE OF OREGON; COUNTY OF KLAMATH; ss.
 And for record at request of Transamerica Title Co.
 on 25th day of September A D 1978 at 10:42 clock A.M., or
 recorded in Vol. M78 of Deeds on Page 21272
 W. D. MILNE, County Clerk
 Fee \$6.00
Sketch