

THIS CONTRACT, Made this 27th day of September, 1978, between Michael B. Alenich and Gretchen H. Alenich, husband and wife, and Clark J. Kenyon, hereinafter called the seller, and Boris A. Alenich, 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: 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 Day, Labor Day, Veteran's Day, Washington's Birthday, Memorial Day, Independence Day, 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 4, Tract No. 1069. for the sum of (One Thousand Nine Hundred Fifty and no/100 Dollars (\$9,950.00)) (hereinafter called the purchase price), on account of which Nine Hundred Ninety-five and no/100 Dollars (\$995.00) 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: \$8,955.00) to the order of the seller in monthly payments of not less than Ninety and no/100 Dollars (\$90.00) each.

Payable on the 10th day of each month hereafter beginning with the month of December, 1978, 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 6% per cent per annum from November 10, 1978, until paid, interest to be paid monthly and in addition as being included in the minimum monthly payments above required. Taxes on said premises for the current tax year shall be paid by the seller, thereafter by the buyer.

The buyer covenants and agrees that the real property described in this contract is for the purpose of the buyer's business or commercial purposes other than agricultural purposes. The buyer shall keep the buildings on said premises in good repair and shall keep the same insured against fire (with extended coverage) in an amount not less than \$100,000. The buyer shall keep the buildings on said premises insured against fire (with extended coverage) in an amount not less than \$100,000.

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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.

STATE OF OREGON, COUNTY OF KLAMATH: ss. I hereby certify that the within instrument was received and filed for record on the 27th day of September, A.D. 1978, at 2:09 o'clock P.M., and duly recorded in Vol. M78 of Deeds on Page 21484.

WM. D. MILNE, County Clerk
By: [Signature] Deputy

FEE \$3.00

tax statement to: Boris & Gretchen H. Alenich