This Agreement, made and entered into this 3rd day of October

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First of the sense to Ofenthe County Clerk of Klamath County, to regon

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\$ 7,000.00 . Since at the time of the execution of this agreement, the receipt of which is hereby acknowledged; 27,000.00 with interest at the rate of  $8\frac{1}{2}$  % per annum from OCtober 1, 1978 payable in installments of not less than 265.88 per Month , in clusive of interest, the first installment to be paid on the 1st day of November 

Vendee agrees to make said payments promptly on the dates above named to the order of the vendor, or the survivors of them, at the Klamath First Federal Savings & Loan Association

at Klamath Falls. Oregon; to keep said property at all times in as good condition as the same now are, that no improvement now on or which may hereafter be placed on said property shall be removed or destroyed before the entire purchase price has been paid and that said property will be kept insured in companies approved by vendor against loss or damage by fire in a sum not less than tfull ins. value with loss payable to the parties as their respective interests may appear, said policy or policies of insurance to be held Vendor copy to Vendee that vendee shall pay regularly and seasonably and before the same shall become subject to interest charges, all taxes, assessments, liens and incumbrances of whatsoever nature and kind. Taxes to be prorated as of October 1, 1978.

and agrees not to suffer or permit any part of said property to become subject to any taxes, assessments, liens, charges or incumbrances whatscever having precedence over rights of the vendor in and to said property. Vendee shall be entitled to the possession of said property as of October 1, 1978.

Vendor will on the execution hereof make and execute in favor of vendee good and sufficient warranty deed conveying a fee simple title to said property free and clear as of this date of all incumbrances whatsoever, except as set forth in said Warranty Deed.

which vendee assumes, and will place said deed

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at Klamath Falls, Oregon, and shall enter into written escrow instruction in form satisfactory to said escrow holder, instructing said escrow holder that when, and if, vendee shall that paid the balance of the purchase price in accordance with the terms and conditions of this contract, said escrow holder shall deliver said instruments to vendee, but that in case of default by vendee said escrow holder shall, on demand, surrender acid instruments to vendor.

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In the event vendee shall fail to make the payments aforesaid, or any of them, punctually and upon the strict terms and at the times above specified, or fail to keep any of the other terms or conditions of this agreement, time of payment and strict performance being declared to be the essence of this agreement, then vendor shall have the following rights: (1) To foreclose this contract by strict foreclosure in equity; (2) to declare the full unpaid balance immediately due and payable; (3) To specifically senforce the terms of this greement by suit in equity: (4) To declare this contract null and void, and in any of such cases, except exercise of the right to specifically enforce this agreement by suit in equity, all the right and interest hereby created or then existing in favor of vendee derived under this agreement shall utterly cease and determine, and the premises adoresaid shall revert and revert in vendor without any declaration of foreiture or act of reentry, and without any other act by vendor to be performed and without any right of vendee of reclamation or compensation for money paid or for improvements made, as absolutely, fully and perfectly as if this agreement had never been made.

Should vendee, while if default, permit the premites to become vacant, Vendor may take possession of same for the purpose of protecting and preserving the property and his security interest therein, and in the event possession is so taken by vendor he shall not be deemed to have waived his right to exercise any of the foregoing rights.

And in case suit or action is instituted to foreclose this contract or to enforce any of the provisions hereof, vendee agrees to pay reasonable cost of title report and title search and such sum as the trial court may adjudge reasonable as attarney's fees to be allowed plaintiff in said suit or action, and if an appeal is taken from any judgment or decree of such trial court, the vendee further promises to pay such sum as the appellate court shall adjudge reasonable as plaintiff's attorney's fees on such appeal.

Vendee further agrees that failure by vendor at any time to require performance by vendee of any provisions hereof shall in no way affect vendor's right hereunder to enforce the same, nor shall any waiver by vendor of such 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.

In construing this contract, it is understood that vendor or the vendee may be more than one person; that if the context so requires the singular pronoun 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 r to :: corporations  $\circ$  and : to  $\circ$  individuals. 00.00.00 . 3

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## STATE OF OREGON.

FORM NO. 23 - ACKNOWLEDGMEN STEVENS-NESS LAW PUB. CO.. PORTLAND. OR

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County of Klamath

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BE IT REMEMBERED, That on .his..... before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within ADELLE ERLANDSON and NEAL A. HEMMELSTEIN,

known to me to be the identical individual.s. described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily. IN TESTIMONY WHEREOF, I have hereunto set my hand and allixed my official seal the day and your last above written. 繁殖处理教育的时间,如今 新时间 化化合物的复数

 $\mathbf{r}_{i}$ Notary Public for Oregon.

My Commission expires......

## STATE OF OREGON; COUNTY OF KLAMATH; ss.

A.D., 1978 at 12:01 o'clock P M., and duly recorded in Vol-<u>M78</u> October

on Page 22093

\$6.00 FEE\_

of.

**Deeds** 

L'EXAMPLE IN LA LAND 这时间,被让他把这些意思的出了。

- HARRING BAR SHER LICH.

REAR PARTIE CARLES OF RE- 5-15

WM. D. MILNE, County Clerk ket set By Dernettal Deputy