FORM No. 706—CONTRACT—REAL ESTATE—Monthly Payments.	MTP 1-1-55 22966
T 56659 CONTRACT-	REAL ESTATE MTC 6655 22966
ал. Ал.	ofJuly
CERATD WOLFE and MARTHA E. WOLFE	
	, hereinafter called the seller,
andTHEODORE.J. SANDOVAL	, hereinafter called the buyer,
WITNESSETH: That in consideration of the m seller agrees to sell unto the buyer and the buyer agree scribed lands and premises situated inKlamath	nutual covenants and agreements herein contained, the es to purchase from the seller all of the following de- 
ot 3 and 13, Block 2, Tract 1065, IRISH BE	<u>END</u>
UBJECT, however, to the following:	
L. An easement created by instrument, incl	luding the terms and provisions thereoi,
Dated : September 20, 1965 Recorded : October 6, 1965	Book: M-65 Page: 2355 & 2357
rn forron of Pacific Power & Light	Co., a Maine Corporation
For A 20 foot wide right	of way (no exact location given)
States of America to Henry G. Wolff, recor 367, as to subsurface rights, except as to	provisions thereof, in deed between United ded September 6, 1956 in Volume 286 at page water.
3. Restrictions, but omitting restriction or national origin, as shown on the record correction (1953) (2001) (continued on rever	led plat of irish benu.
cushad; '	
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Ten Thousand and 00/100	Dollars (\$10,000.00)
m is call 000 00 ) is paid on the execution her	which One. Thousand and 00/100
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## िल्ला Vens, Nov 88

And it's understood and agreed between said parties that time is of the essence of this contract; and in case the buyer shall fail to make the payments above required, or any of them, functually within 20 days of the time limited therefor, 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 whole unpaid principal balance of said purchase price with the interest thereon at once due and paysbel, (3) to withdraw said deed and other documents from escrow and/or (4) to forcelose this contract by suit in equity, and in any of such cases, all rights and interest created or then existing in favor of the buyer as against the seller hereunder shall utterly cease and de-flarmine and the right for the possession of the premises above described and all other rights acquired by the buyer hereunder shall vere to and reverst in said seller-without any act of reentry, or any other act of said seller to be performed and without any right of the buyer of return, reclamation or compensation for moneys paid on account of the purchase of said seller to be performed and without any right of the buyer of return, reclamation or compensation for case of such default all payments theretolore made on this contract are to be retained by and belong to said seller as the agreed and reasonable rent of said primama up to the time of such default. And the said seller, in case of such default, shall have the right immediately, or at any time thereafter, to enter upon the primama due to the time of said helault. And the said seller, in case of such default, tall have the right immediately, or at any time thereafter, to enter upon the forming down and without any provess of law, and take immediate possession thereof, together with all the improvements and apputenances thereon or thereto withe buyer intercagees that failure by the seller at any time to require performance by the buyer of any provision hereof shall in no way aff

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The true and actual consideration paid for this transfer, stated in terms of dollars, is \$.10,000.00... & NOISENEXXINEXXINEXXINATION CONSTRUCTION CONSTRUCTURES CO

Security adjustment shall be used in the benefit of, as the circumstances may require, not only the immediate parties hereto but their respective security administrations, personal representatives, successors in interest and assign as well. -IN WITNESS WHEREOF, said parties have executed this instrumpent in triplicate; if either of the undersigned

is a corporation, it has caused its corporate name to be signed and its corporate seal attixed hereto by its officers duly authorized thereupto by order of its board of directors.

Hurden J amant ----arthe NOTE-The sentence between the symbols (), if not applicable, should be deleted. See ORS 93.030]. STATE OF OREGON, prunty of Kamark STATE OF OREGON, County of ..... ....) ss. ) 55. ., 19..... lugust 25 Personally appeared ., 19.78 and Personally, appeared the above named ......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 mantituting, and acknowledged the foregoing instru-monthering of the second deed. 19450 0016 601 .....secretary of ... , a corporation, and that the seal atlixed to the foregoing instrument is the corporation, of said corporation and that said instrument was signed and sealed in be-halt of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed. Before metric Spricent: 7 Margaret H. Spuller (SEAL) Notary Public for Oregon 8/3/82 Notary Public for Oregon My commission expires: ORS 93.635 (1) All instruments contracting to convey fee title to any real property, at a time more than 12 months from the date that the instrument is second and the parties are bound, shall be acknowledged; in the manner provided for acknowledgment of deeds, by the conveyor of the title to be con-veyed. Such instruments, or a memorandum thereof, shall be recorded by the conveyor not later than 15 days after the instrument is executed and the par-ties, are; bound thereby (1997). ORS 93.990 (3) Violation of ORS 93.635 is punishable, upon conviction, by a fine of not more than \$100. The the sum of four the could and OC/ (DESCRIPTION CONTINUED) Covenants, easements, and restrictions, but omitting restrictions, if any, based 4

on race, color, religion or national origin, imposed by instruemnt, including the

SS.

terms thereof, May 9, 1973 Book: M-73 Recorded Page:

STATE OF OREGON,

County of Klamath

BE IT REMEMBERED, That on this 6th day of October , 19.78, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Cerald Wolff and Martha E, Wolff

known to me to be the identical individual..... described in and who executed the within instrument and 

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public for Oregon.

5588

FORM NO. 23 - ACKNOWLEDGME STEVENS-NESS LAW PUB, CO., PORTLAND, OF

My Commission expires 6-9-80

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

I hereby certify that the within instrument was received and filed for record on the 13th day of A.D., 19\_78 at 1:53 o'clock P\_M., and duly recorded in Vol\_M78 October of

Deeds on Page 22966

FEE \$6.00

WM. D, MILNE, County Clerk By Dernetha <u>↓</u> Deputy