M No. 706-CONTRACT-REAL ESTATE-Monthl	y Payments. M-16231-	BTEVENS-NESS LAW PUBLISHING CO., P	
577777	- CONTRACT-REAL ESTATE	Vol. 18 Page	24211
THIS CONTRACT, Made th	his <u>28</u> th day of SIE Laverne Gheller, as	tenants by the entirety	led the seller.
d PAUL ROMERO BRADY	and NORMA RENA BRADY, a	s tenants by the entries	led the buyer,
	consideration of the mutual con	renants and agreements herein chase from the seller all of the bunty, State of Gregon	following de-
That part of the NE		vnship 34 South, Range 8, h of the County Road, Kla	
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of the seller in monthly payment Dollars (\$ 85.00) de February 1, 1979 and a selection payable on the 15-th day of and continuing until said pur- all deferred balances of said p October 10, 197	**************************************	e receipt of which is hereby achies be price (to-wit: \$ 9,000.00 cy. Five. and no/100 c. a. balloon payment of \$1 of \$1,000.00 on February of said purchase price may be st at the rate of 9% per cent paid monthly and id premises for the current tax ict.	1, 1980 mber, 19.7.8, 45 paid at any time; t per annum from * tore and time XX being included in year shall be pro-
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And it is understood and agreed between suid parties that time is of the essence of this contract, and -above required, or any of them, punctually within 20 days of the time limited therefor, or fail to keep any ec-option shall have the following rights: (1) to declure this contract null and void, (2) to declare the whole ur the interest thereon at once due and payable, (3) to withdraw said deed and other documents from escrow . equily, and in any of such cases, all rights and int-rest created or then essisting in favor of the buyer as again termine and the right to the possession of the prenises shave described and all other rights acquired by the b. seller without any act of re-entry, or any other act of said seller to be performed and without any right of the masses and the right into the possession of the prenises shave described and all other rights acquired by the b. seller without any act of re-entry, or any other act of said seller to be performed and without any right of the masses and default all payments theretofore made on this contract are to be retained by and belong to said the land aftersaid, without any process of law, and take immediate possession thereol, together with all the im, belonging. The buyer lutter agrees that failure by the seller at any time to require performance by the buyer of right. hereurder to enforce the same, nor shall any waiver by said seller of any breach of any provision hereo of any such provision, or as a waiver of the provision itself.

(清道)[李:

• the buyer shall fail to make the payments there in contained, then the seller at his principal balance of said purchase price with (4) to forclose this contract by suit in while hereunder shall utterly cease and de-hereunder shall revert to and revest in said r of return, reclamation or compensation for uch payments had never been made; and in it as the afterd and reasonable rent of said ighy, or at any time thereafter, to enter upon rements and apputtenances thereon or thereto

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The maxision hereof shall in no way affect his technic to be a waiver of any succeeding breach rendered and the second second ----

Lina Malle Paul Homero Brady 2a U Geno Gheller Jessie Laverne Gheller NOTE -The sentence between the symbols (), if not applicable, should be deleted. Ses ORS 93.030). STATE OF OREGON, STATE OF OREGON, County of) ss. County of Klamath Deptember 28, 19 78. Personally appeared and Bend and Jessie Cheller 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 then acknowledged said instrument to be its voluntary act and deed. ment to be their voluntary act and deed. OFFICIAL 62 Cordene 1ŧd SEAL) (SEAL) Notary Public for Oregon Notary Public for Oregon My commission expires 3-22-81 My commission expires: Individual Acknowledgment nt m-STATE OF CALIFORNIA CN COUNTY OF San Diego On Oct. 19, 1978 Ss. ł 00.0 before me, the undersigned, a Notary Public in and for said 0 \$ Paul Romero Brady and Norma Rena Brady * * * County and State, personally appeared Through the Courtesv FIRST CENTENNIAL TITLE _whose name<u>s are</u> subscribed to the within instrument and known to me to be the person s acknowledged that they executed the same. Notary Seal OFFICIAL SEAL WITNESS my hand and official seal. ALICE EATON NOTARY USUC - CALIFORNIA PRINCIPAL OFFICE IN SAN DIEGO COUNTY My Commission Expires June 7, 1980 Notary Public in and for said County and State TATE OF OREGON; COUNTY OF KLAMATH; M. Transamerica Title Co. Heal for record at request of ... ____A. D. 1978 at 11 5 Gock A.M., an his 27th day of October _ on Page 24211 uly recorded in Vol. MZ8 _, of . Deeds Wm D. MILNE, County Ch THAN CONFRACTOR ALARY A B 123 s El 2011 - Fee \$6.00