57481	arat ESTATE-Portial Payments-Deed in	8 3 M a Escrow (India Day Corporate). ards.)	Page 24280
The contract hould be executed in triplicate, ucasting		91 03- 1	
5147	18	September	, 1978', between
THIS CONTRACT, Made Ins.	/ 0 day of	herei	nafter called the seller,
		DOGENA E KELLEY	
and	ROBERT C. KELLEI AND	, herein	nafter called the buyer,
		1 1	CONCUTATION CONCUTATION
WITNESSETH: That in con seller agrees to sell unto the buyer a	and the buyer agrees to pure	chase from the seller	regon, to-wit:
seller agrees to sell unto the buyer a scribed lands and premises situated	in Klamath	unity, State Grander	
	in ist here is the second s		F of the W.M.,
A tract of land situa	ated in Sections 2 and	3, 1.355.	llows:
in the County of Klama	ach and state of ores		
- 1996년 김 사용되었어, 김 사람이 가격했어.	이 있는 것이 안 잘 있다. 이 전화 가슴	the 1. thence	South 88°59'04"
Eeginning at the North East along the Norther	rly line of said Secti	on 2, a distance	of 276.30 teet
the centerline of a	an chiscing the	C	1529 West 901.00
1111 montorling of said ro	ad the joirtowing cours	"•1 - 1 al	ce having a radius
The affect to a point of cu	rve, chence and coord	collon a dictan	~a of: 412,12 Ieec,
- 34 CAF 2600 00 teet W100	a concrar and a	an or can than	no leaving said
centerline North 8805	Z. 34 West a distance	the Northw	est one-quarter of
South 88 52 34 Last	along the boat of	detance of 6	61.37 feet and
the Northeast one-qua	ITTET OF SOLU SECTION	-11 from the	Southwest corner
South 0046 36 West a	quarter of the Northe	ast one-quarter o	f cald Section 2;
Thence North 0'40'50) 1851 0 Ulstande		ata Section 3. there
the Northwest one-qua	HIGE OF THE POLICE STA	1	r aan 38 feet to this
South 88'52'34" East	along said Southerly reof; thence North 004	7'56" Fast along	the Easterly line of
			aid Section 5, a
	leet to the my here?	line of the state	
	$\mathbf{r} = \mathbf{r}$		of 1323.80 feet
Fast along the North	erly line of said sec.	10n J, a uistance	
to the point of begin			
Cubboot to the right	s of the public in the	it portion of the	above described
Subject to the right restored of land lying	within the boundaries	of public roads.	which herealter lawfully
A STATE AND A STAT	a) athar said property, as well as all wa	thereof become past due; that	at buyer's expense, he will insure and
inat it with pay all rates neverater level may be imposed upon said permises, all p keep insured all buildings now or hereafter NONE in a co than s is their respective interests may appear an if the buyer shall fail to pay any such file	rected on said premises against loss	or damage by life (analytic life) he seller, with loss payable life	at to the seller and then to the buyer
than \$ interests may appear an as their respective interests may appear an ii the buyer shall tail to pay any such lies any payments so fol any right arising to th waiver, howe so fol any right arising to the the buyer and is acc	nel become a part of the debt secured nel become a part of the debt secured he seller for buyet's breach of contract.	marketable title in and to sa	in premises in the seller; seller's titl
anti- hat exhibited unto the	buy a second by him.		by is approved
The senier by the buyer and is according to the same contemporaneously herewith, the seing the above described real estate in fees the casements, building and other restricts on the part of the part of the same of the part of the same same same same same same same sam	simple unto the buyer, his heirs and ass	the title report	t for other
the assements, building and other resident	and h	as placed said deed, together	ath Falls, Oregon
encounter and mentioned a			
said purchase price and the respective of the seller. The secrow lee of the secrow by the And it is understood and agreed b payments above required, or any of the then the seller at his option shall have t are of said purchase price with the inte	ngent shall be paid by the sener and	essence of this contract, and i	in case the buyer shall fail to make t
And it is understood and agreed t	between said parties that time is of the hern, punctually within 20 days of th	e time limited therefor, or fail contract null and void, (2) to	declare the whole unpaid principal b declare the whole unpaid principal b
And it is understood and agreed the payments above required, or any of the then the seller at his option shall have the ance of said purchase price with the inte (4) to foreclose this contract by suit in ediment the seller hereunder shall utterly	he following rights: (1) to declate this rest thereon at once due and payable, entity and in any of such cases, al	(3) to withdraw said deed at rights and interest created of the postession of the premise	r then existing in favor of the buyer es above described and all other rig es above described and all other rig
(4) to loreclose this contract by suffering against the seller hereunder shall utterly	cease and determine and the right to event to and revest in said seller without for	at any act of re-entry, or any moneys paid on account of the	e purchase of said property as absolute all payments theretolore made on d
accuired by the buyer network of the buyer of r and without any right of the buyer of r fully and perfectly as if this contract are contract are to be retained by and belon, said seller, in case of such delault, shall of law, and take immediate possession i The buyer lutther agrees that la alicet his right hereunder to enlorce the erv succeeding breach of any such provi	have the right immediately, or at any thereof, together with all the improved	nents and appurtenances there ire performance by the buyer	of any provision hereof shall in no v of any provision hereof shall in no v pyision hereof be held to be a waive
of law, and take immediate possistent The buyer lurther agrees that fai direct his right hereunder to enlorce the	iture by the seller at any time to require same, nor shall any waiver by said a same, or as a waiver of the provision it	tself. 13,500.	00 . Othererer, the actual considera
The true and actual consideration		Contraction (Indicate	much min as the frial C
and succeeding breach of any such prom The true and actual consideration consists of on inclusion other property or In case suit is instituted to fore may adjudge reasonable as attorney's la constitute buyer further, promises to pa	close this contract or to enforce any I	and it an appeal is taken fro and it an appeal is taken fro adjudge reasonable as plainti	om any judgment or decree of such it's attorney's tees on such appeal.
may adjudge reasonable as attorney's 10 countration buyse further promises to pa countration it is	y such sum as the appellate court shall underscool that the seller or the burst underscool that the seller of the pluts	may be more than one person the masculine, the leminine	and the neuter, and that generally corporations and to individuals
riguliees the singular pronoun shall be reguliees the singular pronoun shall be reaching the shall be made, as	taken to mean and make the prov as med and implied to make the prov ir ure to the benefit of, as the circums	isions hereof apply equally to tances may require, not only i well.	the immediate parties nereto but the
Combine of industry allow a series of the industry of the industry and	in true to the benefit of, as the circums in ure to the benefit of, as the circums a, auccessors in interest and assigns as REOF, said parties have exect these conversed its corporate nar	uted this instrument in	n triplicate; if either of the
	d the corporate field	ne to be ergneed and	is corporate that all an
clessigned is a corporation, a	ed thereunto by order of its b	ooard of directors.	
MAT TA TIME	<u> </u>	n an	Robert C. Kelley
the Anna A	Schrman		HOPENA E Kelley HOPENA E Kelley bols (), if not opplicable, show deleted; see Oregon Ravised SI
BY: J. U.U. Certh. A		anty (A) or (G) is not applicable.	bals (), if not applicable, shou deleted; see Oregon Revised SI Section 93.030, (Notarial acknow
"IMPORTANT NOTICE: Delete, by lining of warranty (A) is applicable and if the	ast, whichever phrase and whichever warr seller is arcreditor, as such word is define the he Act and Regulation by making require an unions the contract will become a first an unions the contract will become a first and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second	lien to finance the purchase of a	Section 93.030. (Review
Regulatian Z, the seller MUST comply will use Stevens-Ness Form No. 1308 or simil dwelling in which event use Stevens-Ness	seller is a creditor, as such working requ ith the Act and Regulation by making requ far unless the contract will become a first Form No. 1307 or similar.		. 1 ¹
dwelling in which event use Stevent-1000		OCT 1 0 1978	

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24281 for the sum of THIRTEEN THOUSAND FIVE HUNDRED AND NO/100 - - Dollars (\$ 13,500.00 (hereinafter called the purchase price) on account of which ONE THOUSAND FIVE HUNDRED AND NO/100 Dollars (\$ 1,500.00.....) is paid on the execution hereof (the receipt of which hereby is acknowledged by the seller), and the remainder to be paid at the times and in amounts as follows, Balance payable on land sales contract at payments of no less than \$85.00 per month, including principal and interest. Payoff to be within 10 years of closing. Purchaser to pay taxes when due. -stop i. date date until paid, interest to be paid monthly and * XX20XXXXX being included in the mi being included in the mi per cent per annum from the minimum reg The buyer warrants to and covenants with the seller that the real property described in this contract is *(A) primarily for buyer's personal, lumily, household or agricultural purposes. (B) for an organization or (even if boyer is a mature) primary is for business or commercial purposes. The buyer shall be entitled to possess in of raid lands on Sept. 15 19 78, and may retain such possession so long as he is not in doubt under the terms of this contract. The buyer agrees that at all times he will keep the buildings on said premises, now or hereafter erected, that he will keep the buildings on said premises, now or hereafter erected, that he will keep the buildings on said premises, now or hereafter erected, the will pay all taxes hereafter levied against said property, as well as all water rents, public charges and municipal liens which hereafter law lully before the same or any part thereob become past due; that at buyers sepress, he will have any buyer that at builtings now or hereafter levied against said property, as well as all water rents, public charges and municipal liens which hereafter law lully keep the buildings now or hereafter rected on said premises against loss or damage by line (with extended coverage) in an amount not less that the suit as a company or companies satisfactory to the salier, with the same lien (with extended coverage) in an amount not less the same or a same buyer is supers. keep insured all buildings now or herealter erected on said premises against loss or damage by tire (with extended coverage) in an amount not less than \$\[\] None in a comvany or companies satisfactory to the selier, with loss payable list to the seller and then to the buyer as their respective interests may appear and all policies of insurance to be delivered as soon as insured to the encrow agent hereinalter named. Now any payment so made shall be added to and become aver rents, taxes, or charges or to procure and pay for such insurance, the seller may do so and waiver, however, of any right arising to the seller for buyer of the dolt secured by this contract and shall bear interest at the rate alloresaid, without has been examined by the buyer and is accepted and approved policy insuring marketable tille in and to said premises in the seller; seller's title ing the above described real estate in fee simple unto the buyer a title rate allocient deed (the form of which hereby is approved by the buyer) convey-ing the above described real estate in fee simple unto the buyer, it is heirs and assigns, free and ciercu for incumences as of the date hereol, excepting the above described real estate in fee simple unto the buyer, it is heirs and assigns, free and ciercu for other easements, building and other restrictions now of record, if any, and See the title report for other encumbrances and has placed said deed, together with an executed copy of this contract escrow agent, with instructions to deliver said deed, together with the fire and title insurance policies, to the order of the buyer, his heris and assigns, upon the payment of the purchase price and full compliance by the buyer with the terms of this agreement. The buyer agrees to pay the balance of said purchase price and the respective installments thereot, promptly at the times provided thereior, to the said escrow agent to the balance of the neller. The escrow tee of the escrow agent shall be paid by the seller and buyer in equal shares; the tothere of one part of the balance of the seller and bare server agrees to paid by the seller and buyer in equal shares; the tothere of said part which be paid of the weiter. The escrow tee or the escrow agent shall be paid by the sent and the sentee of this contract, and in case the buyer shall fail to make the payments above required, or any of them, nunctually within 20 days of the time limited therefor, or fail to keep any agreement herein contained, ance of said purchase price with the interest literon at once due and payable, (3) to withraw said deed and other documents from escrow and/or against the seller hereundes by the buyer of return, reclamation or compensation for the possession of the premises above described and all other rights and interest or any the thole on the buyer of sell to be performed in the premise and being to be payments and the right to the possession theread of the premises all sell returns there to and payable, (3) to 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 utility and being to said seller as the agreed and reasonable nears of said premises all said seller with and have the right to the buyer of sell. And there is the return return reclamation or compensation for moneys paid on account of the purchase of such default, shall have the right interview there of said premises up to the time of auch default. And the immediate possision thereof, together with all may time to require performs at any time theredor shall return (to any time theredor is all rights interviewed the right into recent and the right to the purchase of such default all payments theretolor ende on the solute of the unchase of such default shall have the right interviewed and reasonable near of such default all payments theretolore made on the solute of the unchase of such default all payments the right interviewed and reasonable near of said premises up to the time of auch default. And the improvements and agent any solute provision hereof shall in no way any such provision or as a waiver of the provision itself. The strue and actual consideration to the provision itse The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1.0 , DUU .OU Ottenert, the usual consideration In case suit is instituted to foreclose this contract or to enforce any provision hereoi, the buyer agrees to pay such sum as the trial court or the buyer further promises to may such sum of the appendix suit and if an append is taken from any padament or decree of such trial county the buyer further promises to may such sum as the appendix court shall an append is taken from any padament or decree of such trial regulares, the jungday promoun shall be taken to and that the soller or the buyer may be more than one present actooner) is fers on such append. The trian country is the contract, if is understood that the soller or the buyer may be more than one persons attooner) is fers on such append. The intermediate the provision hereof, the buyer may be more than one persons attooner) is fers on such append. The intermediate the provision hereof, the buyer agrees and a corporation; that if the context so the provision hereof the more than one persons attooner) is fers on such append. The intermediate the provision hereof is the context and in the context and in the context and is the context and is the context and intermediate to the bornelit of, as the circumstances may require, not only the immediate parties here but their re-tribution there there and interactions in interest and assign as well. The intermediate parties there of the un-derstanded is a corporation, it has cuused its corporate name to be signed and its corporate seal affixed hereto here its attemption, it has cuused its corporate name to be signed and its corporate seal affixed hereto here its attemption with antiported thereing by order of its board of directors. by its officers dug authorized thereunto by order of its board of directors. C. Kelle Lobert MALIA Hourard a Schemon By By

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"IMFORTATI NOTICE: Delate, by lining out, whichever phrase and whichever warranty (A) or (B) is not applicable. If warranty (A) is applicable and if the seller is a traditor, as such word is defined in the Truth-In-Lending Act and Regulation X, the seller MMST comply with the Act and Regulation by making required disclosures; for this purpose, use Stevens-Ness Form No. 1308 or similar unless the contract, will become a first lien to finance the purchase of a dwelling in which event use Stevens-Ness Form No. 1337 or similar. n to car a consentingo

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Robert C, Kelley August C, Ke