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And it is understood and agreed between wild 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, punctually 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 declure this contract and only (2) to declare the whole unpaid principal balance of said purchase price with the interest thereon at once due and payable, (3) to withdraw said and order documents from excrow and/or (4) to foreclose this contracts by wait in termine and the right to the possession of the premises above described asing in layor of the buyer as against the seller sherunder shall writerly to be with seller without any act of re-entry, or any other act of said seller to be perficient and without any right of the buyer of return, reclamation or compression for seller without any act of re-entry, or any other act of said seller to be perficiently and perfectly as it this contract and such payments had never to and erect in said case of such default all payments theretofore made on this contract are to be actioned by as if this contract and such payments had never been made ind for the land aloresaid, without any process of law, and take immediate possession thereof, together with all the import worken and apprecised or thereof or thereof, together with all the importance of shall not compress thereof or there are such setting belonging.

the land aloresaid, without any process of law, and take similations provide performance by the buyer of any provision hereof shall in no way affect his The buyer further agrees that failure by the seller at any time to require performance by the buyer of any provision hereof shall in no way affect his right hereunder to enforce the same, nor shall any waiver by said seller of any 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$.8, 4.71.93. CROENCEXEXEXEXEXEXEXEXENTED AT A STATE A STATE

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.

Edward A. Rochetter Buyer Haymond F ansinghe Reymond Fy Zarosinski, Seller Geraldine R. Rochette, Buyer Millie Millie Millie Millie Millie Sea Offs 93.000. T. Zarosinski, Seller STATE OF OREGON.) ss. County of Klamath j° September 25, 1978, 19 Personally appeared and Personully appeared the above named.... who, being duly sworn, Edward A. & Geraldine R. each for himself and not one for the other, did say that the former is the Rochette, husband & wife; Raypresident and that the latter is the Rassand and Wildered the Lacoceinski, secretary of ment to be L. their voluntary act and deed. and that the seal attixed 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 me: (OFFICIAL Dearter 2 SEÅL) 6 y 4 Notary Public for Oregon (SEAL) _ Notary Public for Oregon My commission expires _ Z-14-81 My commission expires: ORS \$3.655 (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 executed 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-red. 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-s are bound thereby.

ORS 93.990(3) Violation of ORS 93.635 is punishable, upon conviction, by a fine of not more than \$100.

(DESCRIPTION CONTINUED) 11/08/21/1 다시니다 i = 1TATE OF OREGON; COUNTY OF KLAMATH; 13. sted for record de reducest at ... A. D. 19_78 at ____ o'clock P.M., and se __9th_ day of ___November M78 Deeds _ on Poge 25365 suly recorded in Vol. ∂of∵. WE D. MILNE, County Clers Attene Hard Harden H. 134131 enterna alegnation d'a l'arte magne d'art performé field. A part d'artemation d'artemation d'artemation d'artemation d'artemation d'artemation d'artemation d'artemation I - THE GETTE THAT IS AND AN ANALY AT THE A PARTY AND A FRENT FOR THE STREET AND THE FOR A REAL FOR

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