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	and WIL	LIAM S. LA	ND and FAY	E L. LAND	, h	ereinafter called	t the seller,
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ALL STREETS A And it is 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 parments above required, or any of them, punctually within ten days of the time limited therefor, or fail to keep any agreement herein contained, then all rights and increase price with the interest following rights: (1) to declare this contract null and void, (2) to declare the whole unpaid principal balance of postession of the preventes above required, or any of them, punctually within ten days of the time limited therefor, or fail to keep any agreement herein contained, then all rights and interest created or effect of the existing in favor of the buyer as adding to (3) to declare the whole unpaid principal balance of postession of the prevines above described and all other rights' acquired by the buyer hereunder shall uttely cease and determine and the right to the on account of the purchase of as abolutoly, july and party the buyer hereunder shall cut event to and reveat in said seller to the more the solution of the prevents and increase to be performed and without any right of the buyer of return, reclamation or compensation or moneys paid premises up to the time of such default. And the said seller, in case of such default all parteed and reason being the said seller, in case of such default, shall have the faith immediately, or at any time thereaster, to said thereas of law, and take immediate possession thereof, together with all the improvements and apputenances. thereon or thereto belongin4. 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 is right intereunder to enforce the same, nor shall any waiver by said seller of any breach of any provision hereof shall in no way affect ceeding breach of any such provision, or as a waiver of the provision itself. والالمحمد ال gi ship et Ashipte e figura i travelot Ashipte e figura i travel \$1 hand many country of a baran kuru ya The true and actual consideration paid for this transfer, stated in terms of dollars, is $\frac{3}{200.00}$. OHowever, the actual consid-tion consists of or includes other property or value given or promised which is part of the consideration (indicate which). In case suit or action is instituted to foreclose this contract or to enforce any of the whole consideration (indicate which). If the state of the st eration of the trial court, the buyer further promises to pay such such as are appeal to the source and the second stat if the contest so requires, the singu-appeal. In construing this contract, it is understood that the seller or the buyer may be more than one person; that if the contest so requires, the singu-lar promour shall be taken to mean and include the plural, the masculine, the teminine and the neuter, and that generally all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals. IN WITNESS WHEREOF, said parties have executed this instrument in duplicate; if either of the undersigned 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. Lonald IN x W.ODian j, DONER W N BI WILLIAM S. LAND EIAZ FAYERL. LAND Jan NOTE—The sentence between the symbols (), if not applicable, should be STATE OF OREGON, deleted. See ORS 93.0301. STATE OF CREGON. STATE OF OREGON, County of County of Albanath , 19. Personally appeared , 19 78 at a state of thewho, being duly sworn, Personally appeared the above named Donald Rice, L. Elizabeth Rice, each for himself and not one for the other, did say that the former is the W. William S. Land and Fave L. Land president and that the latter is the secretary of and acknowledged the foregoing instrumehr to be their voluntary act and deed and that the seal affixed to the foregoing instrument is the corporation, of said corporation and that said instrument was signed and sealed in be-half 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: Notary Public tor Orekon (OPFICIAN) SEAL) Section 4 of Chapter 618, Orekon (1) All instruments contracting to convey fee title to any -Both Inno parties are bound. Abel how supres to convey fee title to any -The Fallen of (OFFICIAL SEAL) Notary Public for Oregon My commission expires: "(1) All instruments contracting to convey fee fills to any real property, at a time introduction to convey fee fills to any real property, at a time more than 12 months from the date that the instrument is excuded and the parties are bound, shall be acknowledged in the manner provided for a knowledgement of decis, by the owner of the title being conveyed bound thereby." 10: "(2) . Violation of subsection (1) of this section is a Class B misdemeanor." 2018 years (DESCRIPTION CONTINUED) entre construction defined of the formation of the format auffer some for ein neue the Ruyan med der freite ser astreach gluich an verme fich same eine dan eine faus ein zeutre finnen neu einen eine affinded ges 161.4.0.22351.147 Line in contrast of a summer according on the contrast of contrast of the set of 233.4 国本的学校学生的新闻的新闻和新闻的新闻和新闻 化辅助性化 化分子子 化分子 59239 THE WARD AND STATES 1 20 2000 LOSN ...

EXHIBIT "A"

SCHEDULE B



This policy does not insure against loss or damage, nor against costs, attorney's fees or expenses, any or all of which arise by reason of the matters shown or referred to in this Schedule except to the extent that the owner of any mortgage or deed of trust is expressly insured on page 1 of this policy. 1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levics taxes or assessments on real property or by the public records; proceedings by a public agency

- which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
- 2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof. 3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records; un-

- patented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof;
- 4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a

idard Coverage Policy

5. Taxes for 1977-78 are

6.Reservations and restrictions contained in deed from State of Oregon to Ralph E. Wynkoop and Roy A. Wynkoop, dated April 9, 1908, recorded November 19, 1908, in Deed Volume 25 page 228, records of Klamath County, Oregon, as follows: "Subject, however, to right of way for ditches, canals and reservoir sites for irrigation purposes, constructed, or which may be constructed, by authority of the United States or otherwise, which right of way is hereby expressly reserved.

7. Agreement, including the terms and provisions thereof, between J. L. Sparretorn and H. J. O'Brien, dated September 3, 1932, recorded September 6, 1934, in Deed Volume 103 page 465, records of Klamath County, Oregon, granting the right to live in the log dwelling situate on said land to H. J. O'Brien during his natural life. Proof that said H. J. O'Brien had not occupied said cabin for a period of over

8. Reservations and restrictions contained in deed from Ada Parsons Sparretorn widow, to Henry O. Cox, John E. Cox, and Charles E. Cox, dated June 9, 1936, recorded June 11, 1936, in Deed Volumme 106 page 460, records of Klamath County, Oregon, as follows: "...Saving and reserving unto grantor her heirs and assigns, an undivided one-half interest in all the oil, gas and minerals on, in and under said lands, with the right at all times to enter into and upon same to explore therefore and to bore wells and make excavations and remove all oils and minerals found thereon and therein, with rights of way for pipe lines."

9. Reservations and restrictions contained in the dedication of Klamath

Falls Forest Estates Highway 66 Unit Plat No. 2 as follows: plat being subject to a 16-foot easement centered on the back and side lines of all lots for future public utilities, a 40-foot building setback On all lots adjacent Highway 66 and to all easements and reservations

Page 3 of Policy No. STATE OF UREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 13th day of M., and duly recorded in Vol_ of Deed s M78 ____on Page____25472

FEE \$9.00

WM. D. MILNE, County Cierk BySemetha Deputy