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	Maureen A. Zelner Real Estate Co. (an Oregon Con		reinalter called t	he seller,
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And it is understood and adreed between said parties that time is of the essence of this contract, and in case the buver shall fail to make the soller at his option shall have the following rights: (1) to declare the inmited therefor, or fail to keep any adreement herein contained, then and purchase price with the interest thereon at once due and payable and (1) to forefore this contract. (2) to declare the whole unnaid principal balance of possession of the premises above described and all other rights equived shall therefor, or fail to keep any adreement herein contained, then all rights and interest treated or then existing an layor of the buyer as adainst the seller to forefore the whole unnaid principal balance of of re-entry, or any other act to and soller to be nerformed and without any right of the buyer hereunder shall tretty case and determine and the right to the on account of the purchase of and soller to be nerformed and without any right of the buyer of return, recharding or compensation for more the and end without any right of the buyer of return, recharding or compensation for more the and end without any right of the buyer of return, recharding or compensation for more the and end without any right of the buyer of return, recharding the sol without any end without any right of the buyer of return, recharding the sol were invited and and without any right of the buyer of return, recharding the sol were invited and and without any right of the buyer of return, recharding the sol were invited to make and in vise of such delault. And the and earlier, in case of such delault, and the sold end of a sold end of a sold being and being to and there delault all the inprovements of the order and in vise there of the individuation, without any process of law, and take formediate possession thereof, together with all the inprovements and approximation and approximation and approximation thereof, together with all the inprovements and approximates and approximates and approximation and approximation and app The buyer further agrees that failure by the seller it any time to require performance by the buyer of any provision hereof shall in no way affect ha right hereunder to onlorce the same, nor shall any wiver by said seller of any breach of any provision hereof be held to be a weiver of any suc-ceeding breach of any such provision, or as a waiver of the provision itsell. \overline{C} The true and actual consideration paid for this transfer, stated in terms of dollars, is \$15,500,00. (Howaver, the solval consideration cancels, of or includes other property or value given or promised which is pass where the consideration (indicate which) (in the solval consideration and indicate which) (in the solval consideration and is instituted to foreclose this contract or to enforce any of the provisions hered, the buyer agrees to be allowed plaintill in said suit or action and is an appeal is taken from any judgment or derive allowed plaintill in said suit or action and is an appeal is taken from any judgment or derive allowed plaintill in said suit or action and is an appeal is taken from any judgment or derive allowed plaintill in said suit or action and is an appeal is taken from any judgment or derive allowed plaintill in said suit or action and is an appeal is taken from any judgment or derive allowed plaintill in said suit or action and is an appeal is taken from any judgment or derive allowed plaintill in said suit or action and is an appeal is taken from any judgment or derive allowed plaintill in said suit or action and is an appeal is taken from any judgment or derive allowed plaintill in said suit or action and is an appeal is taken from any judgment or derive allowed plaintill in said suit or action and is an appeal is taken from any judgment or derive allowed plaintilly are appeal as plaintilly attorney's fees on such allowed plaintilly are appeal as plaintilly attorney is fees on such allowed plaintilly are appeal as plaintilly attorney is fees on such as the appeal as the appeal as plaintilly attorney is fees on such allowed plaintilly attorney appeal as plaintilly attorney is fees on such as the appeal as plaintilly attorney is fees on such as the appeal as plaintilly attorney is the appeal as plaintilly attorney is fees on such as the appeal as plaintilly attorney appeal as plaintilly attorney is the appeal as plaintilly attorney appeal as plaintilly attorney is the appeal at the appea 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 promous shall be taken to mean and include the plural, the maxculine, the feminine and the neuter, and that denerally all grammatical changes shall be made, assumed and implied to make the provisions hereol apply equally to corporations and to individuels. 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. Fallock ful Estate to Such Harded hu & Zilnar Mauren (Lebrar NOTE-The sentence between the symbols (), it not applicable, should be deleted. See ORS \$3.0303. STATE OF OREGON, 38. County of Klamath December 27, ..., 19.78. ant who, being duly sworn, Personally appeared the above named each for themest and not one for the other; did say that the torner is the president and that the faller is the John E, Zelnar and Maureen Av"Zelbary, husband and wife, and acknowledged the toregoing instru-Paddock Real Estate Co. secretary of Then to be the fir voluntary act and deed. TOFFTCIAL SEALS and that the seal affized to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and soaled in be-them acknowledged said instrument to be its voluntary act and deed. alles Notary Public for Oregon uldred, (OFFICIAL Ster My commisian expires 7/19/82 Notary Public for Oregon SEAL) My commission expires: 7/19/82 Section 4 of Chapter 618, Oregon Laws 1975, provides: Section 4 of Chapter 615, Uregon Laws 1975, provides: "(1) All instruments contracting to convey fee tills to any real property, at a time more than 12 months from the date that the instrument is exe-cuted and the parties are bound, shall be acknowledged, in the mainner provided for acknowledgment of deeds, by the owner of the till being conveyed. Such instruments, or a memorandum thereof, shall be recorded by the conveyor not later than 15 days after the instrument is executed and the parties are bound thereby. "(2) Violation of subsection (1) of this section is a Class B misdemeanor." 10.10 DESCRIPTION CONTINUED TATE OF OREGON; COUNTY OF KLAMATH; 88. iled for record xxxxxxxxxxxxxxxx A. D. 1978 at _____ o'clock PM., and his 27th day of ____ December uly recorded in Vol. <u>M-78</u>, of . Deeds ____ on Page 28741 Wm D. MILNE, County Clevi queline Metlee Fee \$6.00 Lot 16 Blt 2 Lynnwood Adda to Fineath Falls, Gregen the same provide the second Paddock Real Fatate Co. (on Creepon Corp.) John F. & Maurcen A. Johner THIS CLOSENCE MAR HE 27411 1000**20585**