

CONTRACT—REAL ESTATE

Vol. 1779 Page 2096

61639

THIS CONTRACT, Made this 24th day of January, 1979, between Samuel L. Matthews and L. Ruth Matthews, husband and wife, hereinafter called the seller, and Klamath Individual Development Center, Inc., an Oregon corporation, hereinafter called the buyer,

WITNESSETH: That in consideration of the mutual covenants and agreements herein contained, the seller agrees to sell unto the buyer and the buyer agrees to purchase from the seller all of the following described lands and premises situated in Klamath County, State of Oregon, to-wit:

The West 100 feet of Lot 1, Block 2, SECOND ADDITION TO ALTAMONT ACRES, being a Subdivision of Tracts 1, 2, 3, 4, 22, 23, and 24 ALTAMONT RANCH TRACTS, in the County of Klamath, State of Oregon.

Subject, however, to the following:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
4. Reservations in deed from Nassau Co., to Arthur T. Tappan, recorded in Deed Volume 80 at page 565, Records of Klamath County, Oregon, as follows:

"...Also the rights is hereby reserved to enter upon, construct and maintain irrigation ditches for the purpose of conveying irrigation water along the property lines of the above described property."

for the sum of Seventy thousand and no/100----- Dollars (\$70,000.00) (hereinafter called the purchase price), on account of which Ten thousand and no/100----- Dollars (\$10,000.00) is paid on the execution hereof (the receipt of which is hereby acknowledged by the seller); the buyer agrees to pay the remainder of said purchase price (to-wit: \$60,000.00) to the order of the seller in monthly payments of not less than Six hundred and no/100----- Dollars (\$600.00) each, or more, prepayment without penalty,

payable on the 1st day of each month hereafter beginning with the month of February, 1979, and continuing until said purchase price is fully paid. All of said purchase price may be paid at any time; all deferred balances of said purchase price shall bear interest at the rate of 10 per cent per annum from date of closing until paid, interest to be paid monthly and * (in addition to) being included in the minimum monthly payments above required. Taxes on said premises for the current tax year shall be prorated between the parties hereto as of the date of this contract.

The buyer warrants to and covenants with the seller that the real property described in this contract is

- (A) primarily for buyer's personal, family, household or agricultural purposes
- (B) for an organization or (even if buyer is a natural person) is for business or commercial purposes other than agricultural purposes.

The buyer shall be entitled to possession of said lands on February 1, 1979, and may retain such possession so long as he is not in default 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, in good condition and repair and will not suffer or permit any waste or strip thereof; that he will keep said premises free from mechanics' and all other liens and save the seller harmless therefrom and reimburse seller for all costs and attorney's fees incurred by him in defending against any such liens; that he will pay all taxes hereafter levied against said property, as well as all water, rents, public charges and municipal liens which hereafter lawfully may be imposed upon said premises, all promptly before the same or any part thereof become past due; that at buyer's expense, he will insure and keep insured all buildings now or hereafter erected on said premises against loss or damage by fire (with extended coverage) in an amount full insurable value

not less than \$_____ in a company or companies satisfactory to the seller, with loss payable first to the seller and then to the buyer as their respective interests may appear and all policies of insurance to be delivered to the seller as soon as insured. Now if the buyer shall fail to pay any such liens, costs, water rents, taxes or charges or to procure and pay for such insurance, the seller may do so and any payment so made shall be added to and become a part of the debt secured by this contract and shall bear interest at the rate aforesaid, without waiver, however, of any right arising to the seller for buyer's breach of contract.

The seller agrees that at his expense and within 30 days from the date hereof, he will furnish unto buyer a title insurance policy insuring (in an amount equal to said purchase price), marketable title in and to said premises in the seller on or subsequent to the date of this agreement, save and except the usual printed exceptions and the building and other restrictions and easements now of record, if any. Seller also agrees that when said purchase price is fully paid and upon request and upon surrender of this agreement, he will deliver a good and sufficient deed conveying said premises in fee simple unto the buyer, his heirs and assigns, free and clear of encumbrances as of the date hereof and free and clear of all encumbrances since said date placed, permitted or arising by, through or under, seller, excepting, however, the said easements and restrictions and the taxes, municipal liens, water rents and public charges so assumed by the buyer and further excepting all liens and encumbrances created by the buyer or his assigns.

(Continued on reverse)

*IMPORTANT NOTICE: Delete, 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 creditor, as such word is defined in the Truth-in-Lending Act and Regulation Z, the seller MUST comply with the Act and Regulation by making required disclosures for this purpose, use Stevens-Neess 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-Neess Form No. 1307 or similar.

SELLER'S NAME AND ADDRESS

BUYER'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____

I certify that the within instrument was received for record on the day of _____, 19____,

at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/roll number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____

Recording Officer

Deputy

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 payments above required, or any of them, punctually within 30 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 declare this contract null and void, (2) to declare the whole unpaid principal balance, of said purchase price with interest thereon at once due and payable, (3) to withdraw said deed and other documents from escrow and/or (4) to foreclose this contract by suit in equity, and in any of such cases, all rights and interest created or then existing in favor of the buyer as against the seller hereunder shall revert to and reversion to the seller without any act of re-entry, or any other act of said seller to be performed and without any right of the buyer of return, reclamation or compensation for moneys paid on account of the purchase of said property as absolutely, fully and perfectly as if this contract and such payments had never been made; and in case of such default all payments theretofore made on this contract are to be retained by and belong to said seller on the agreed and reasonable rent of said premises up to the time of such default. And the said seller, in case of such default, shall have the right immediately, or at any time thereafter, to enter upon the land aforesaid, without any process of law, and take immediate possession thereof, together with all the improvements and appurtenances thereon or thereto belonging.

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 \$ 70,000.00. However, the actual consideration sum of or includes other property or value given or promised which is the true consideration (indicated in which) 0.

In case suit or action is instituted to foreclose this contract or to enforce any provision hereof, the losing party in said suit or action agrees to pay such sum as the trial court may adjudge reasonable as attorney's fees to be allowed the prevailing party in said suit or action and if an appeal is taken from any judgment or decree of such trial court, the losing party further promises to pay such sum as the appellate court shall adjudge reasonable as the prevailing party's attorney's fees on such appeal.

In construing this contract, it is understood that the seller or the buyer may be more than one person or a corporation; that if the context so requires, the singular pronoun shall be taken to mean and include the plural, the masculine and the feminine, 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.

This agreement shall bind and inure to the benefit of, as the circumstances may require, not only the immediate parties hereto but their respective heirs, executors, administrators, personal representatives, successors in interest and assigns as well.

IN WITNESS WHEREOF, said parties have executed this instrument in triplicate; 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.

Samuel L. Matthews
Samuel L. Matthews
L. Ruth Matthews
L. Ruth Matthews

JoAnn F. Hathom
JoAnn F. Hathom
Jean H. Terhune
Jean H. Terhune
Laurence E. Barleen
Laurence E. Barleen

NOTE—The sentence between the symbols () . If not applicable, should be deleted. See ORS 93.030

STATE OF OREGON,

County of Klamath) ss.

January 24, 1979

Personally appeared the above named Samuel L. Matthews and L. Ruth Matthews, husband and wife,

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, *Julie Cassett*
Notary Public for Oregon
My commission expires 2/14/81

STATE OF OREGON, County of Klamath) ss.
January 24, 1979

Personally appeared JoAnn F. Hathom, Jean H. Terhune and Laurence E. Barleen

who, being duly sworn each for himself and not one for the other, did say that the former is the co-chairman and Jean H. Terhune are president and that the latter is the secretary of Klamath Individual Development Center, Inc.

a corporation, 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 them acknowledged said instrument to be its voluntary act and deed.

Before me, *Julie Cassett*
Notary Public for Oregon
My commission expires: 2/14/81 (SEAL)

ORS 93.035 (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 is 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 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.

ORS 93.990 (3) Violation of ORS 93.035 is punishable, upon conviction, by a fine of not more than \$100.

(DESCRIPTION CONTINUED)


5. An easement created by instrument, including the terms and provisions thereof,
Dated : October 12, 1965
Recorded : October 20, 1965 Book: M-65 Page: 2972
In favor of : Pacific Power & Light Co., a Maine corporation
For : 10' wide electric transmission line.
(no exact location description)

ADDENDUM

Samuel L. Matthews and L. Ruth Matthews, husband and wife, and Klamath Individual Development Center, Inc., do hereby agree as follows:

(1) The enforcement of this contract is contingent on the approval of the proper zoning change by the governmental authorities; if such zoning change is not approved, seller shall retain the monthly payments made through the time that buyer vacates said residence as rental payments, but in the event the zoning change is not approved, seller shall return that sum delivered to him by Transamerica Title upon closing. In addition, buyer shall not be responsible for any further payments after the date that buyer vacates the premises if the zoning change is not approved.

This document is intended to be an addendum to the real estate contract attached hereto and is intended to be supplemental to said contract.



Samuel L. Matthews

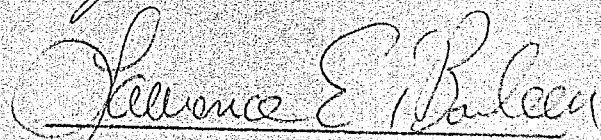
Klamath Individual Development Center, Inc.

By  _____



L. Ruth Matthews

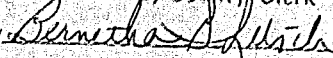
By  _____



STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 24th day of January A.D., 19 79 at 3:11 o'clock P M., and duly recorded in Vol. M79 of Deeds on Page 2096.

FEE \$9.00

WM. D. MILNE, County Clerk
By  _____ Deputy