61996	CONTRACT—REAL ESTATE	Vol. M19 Page <b>2674</b> .
and Michael C. Hunt and Su Oregon, 97601  WITNESSETH: That in co seller agrees to sell unto the buyer scribed lands and premises situated	e C. Hunt, humband and with possideration of the mutual covered and the buyer agrees to purchast in Klamath County	ry ,19 79 , between life Keno Springs Rd., Bonanza,, hereinafter called the seller, fe 3236 Cannon St., Klamath Falls,, hereinafter called the buyer, nots and agreements herein contained, the e from the seller all of the following devy, State of
The West half of Lot 4 in Oregon also known as 3236	Block 2 of ALTAMONT ACRES Cannon St., Klamath Falls,	FIRST ADDITION, Klamath County,
1 1979 EM	γ recorded in Vol. <u>Virg</u> of . Too, §6,00	Decks 2674 71 (20 Minni, Cramp Cir.
U <b>Ľ</b> I.	d for record desemption — — — — — February	a_C_16_18_cs_11.(Websch Www.en
	TE DE OREGONI, COUNTY, OF	MLAMATE; #:
for the sum of Twenty Two Thou (hereinafter called the purchase price	usand Five Hundred	Dollars (\$ 22,500.00)
payable on the 5th day of each and continuing until said purchase all deferred balances of said purchase the minimum monthly payments ab rated between the parties berefo as	remainder of said purchase price of not less than Two Hundred Ffor a period of 15 years. ( I month hereafter beginning with the price is fully paid All of said passe price shall bear interest at the until paid, interest to be paid Co.  of the date of this contract.	t of which is hereby acknowledged by the (to-wit: \$22,499.00 ) to the order if teen and 03/100
The buyer warrants to and covenants with [STI] [A] [A] [A] [A] [A] [A] [A] [A] [A] [A	th the seller that the real property described ly, household or agricultural purposes, were is a natural person is los business or con	in this contract is americal purposes other shan agricultural nurposes.
The buyer shall be entitled to possession of helistingt, in detailt under the terms of this conterected, in good condition, and repair and will near and all other liensiand save the seller harmless such liens; that he will pay all taxes hereafter leater, after, lawfully, may be imposed upon said premises insure and keep insured all buildings now or here	of said lands on . A. C. C. L.	ill keep the buildings on said premises, now or hereafter; that he will keep said premises free from mechanics a atomer's that he will keep said premises free from mechanics a atomey's lees incurred by him in delending against any er rents, public chardes and municipal liens which hereered; become past due; that at buyer's expense, he will damage by fire (with extended coverage) in an amount
not less than \$ 22,500.00	any or companies satisfactory to the seller, wit- cies of insurance to be delivered to the seller as to procure and pay for such insurance, the se- s contract and shall bear interest at the rate at	h loss payable first to the seller and then to the buyer as soon as insured. Now if the buyer shall fail to pay any lifer may do so and any payment so made shall be added foresaid, without waiver, however, of any right arising to
Sort and except the wivel-pointed ecoptions and said purchase price, is fully puld and upon reque premises in fee simple unto the buyer, his heirs a since said date placed, permitted or arising by, it liens, water rent and public charges so assumed by the said date placed.	the building and other restrictions and easem est and upon surrender of this agreement, he and assigns, free and clear of encumbrances as o hrough or under seller, excepting, however, the by the buyer and lutther excepting all liers and the seller and lutther excepting all liers and (Continued on teyerse)	eol, ha will jurnish unto Juyer a fille, insurance policy in- be, selter on or subsequent to the date of this agreement, antis non-of-recorder any. Seller also agrees that when will deliver a good and sulficient deed conveying said of the date hereol and free and clear of all encumbrances said easements and restrictions and the taxes, municipal decumbrances created by the buyer or his assigns.
		applicable; If warranty (A) is applicable and if the seller is with the Act and Regulation by making required disclosures; to finance the purchase of a dwelling in which event use
KENNETH S.A. COONEY  MARIA COONEY  Husband Keno Springs Rd., Bonanza, O	& wife 3000 2000 2000 2000 2000 2000 2000 200	STATE OF OREGON,
MICHAEL C. HUNT & SUE C. HUN 3236 Cannorus Ment, Klines 12 For	T	County of  I certify that the within instru- ment was received for record on the day of
Agua at anna agua sa	SPACE RESERVED FOR MARKET AND THE RECORDER'S USE TH	day of, 19, at o'clock M., and recorded in book on page or as file/reel number, Record of Deeds of said county.
UTH VALLEY STATE BANK	S. HELLS DO. STATEMENT PROCESSING STREET OF STREET	Witness my hand and seal of County affixed.

SOUTH VALLEY S...

KLAMATH FALLS, OREGON 97601

CONTRACTOR OF CONTRACTOR AND STATE OF CONTRACTOR AND S

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 fall 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 observed in the contract in the payments of the paymen This conveyance is subject to reservations, covenants, conditions, rights, rights of way, and easements now of record and those apparent upon the land. MICHELD L. HOWER & SUE O. HOME The true and actual consideration paid for this transfer, stated in terms of dollars, is \$22,500.00. [However, the soluted consideration and the true and actual consideration paid for this transfer, stated in terms of dollars, is \$22,500.00. [However, the soluted consideration and the state of the true and actual consideration paid for the true and actual consideration and the provision hereof, the losing party in said suit or action agrees to pay such in case suit or action its instituted to foreclose this contract or to enforce any provision hereof, the losing party in said suit or action and it an appeal is taken from any sum as the trial court may adjudge reasonable as atternery's less to be allowed the prevailing party in said suit or action and it an appeal is taken from any judgment, or decree, of, such trial, court, the losing party, turther promises to pay such sum, as the appellate, court shall adjudge reasonable as the prevailing judgment, or decree, of, such trial, court, the losing party turther promises to pay such sum, as the appellate, court shall be independent of the singular pronount shall be taken to mean and include the plural, the masculine, the lenninne and the neuter, and that generally all grammatical changes the singular pronount shall be taken to mean and include the plural, the masculine, 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 in the provision of the competition of the undersigned the provision of the competition of the undersigned is a corporation of the competition of the undersigned is a corporation of the competition of the state of the undersigned is a corporation of the competition of the undersigned is a corporation of the competition of the competition of the undersigned is a corporation of the competition of the competit

is a corporation, it has caused its orporate name to be signed and its corporate seal affixed hereto by its officers authorized thereunto by order of its board of directors. MICHAEL C. HUNT SUE C. HUNT ORS 23 CCC & Cony COONEY MARTA COONEY

NOTE—The sentence between the symbols (0, (15 not applicable; should be deleted: Sas ORS 93.030). STATE OF OREGON, County of STATE OF OREGON, County of Klamath
January 31, 19 79 Personally appeared ..... Personally appeared the above named
Kenneth S.A. Cooney and Maria each
Cooney, husband and wife and Michael
C. Hunt and Sue wife and Michael
The interpretation of second and acknowledged the interpretation of second and acknowledged the interpretation of second and the interpretation of second an ...who, being duly sworn, secondal 19 each for himself and not one for the other, did say that the former is the president and that the latter is the .....secretary of ..... and that the seal affixed to the foregoing instrument is the corporate 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: CARVE Beloge me: LA MULLE gal of real words present beforeign SEAL) Notary Public for Oregon Notary Public for Oregon 

ORS 03.635 (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 ORS 03.635 (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 of deeds; by the conveyor of the title to be consecuted and the parties are bound, shall be acknowledged. In the manner, provided for acknowledgment of deeds; by the conveyor of the title to be consequently 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 (83.990(3), Violation of Ors, 93.635 is punishable, upon conviction, by a fine of not more than \$100.

ASC 188 CAMPON THEORY TWO Thousing (DESCRIPTION CONTINUED)...

TATE OF OREGON; COUNTY OF KLAMATH; ss. \_\_\_A. D. 19<u>79</u> at 1:00 clock P.M., an nis 1st day of February on Page. 2674 duly recorded in Vol. M7.9 , of Deeds O W. D. MILNE, County Cle. By Dunesta Shilod

Fee \$6.00

The Mant half of hot 4 in Minne 2 of Alfraces ad algebraic and the figure of the first of the said founds, Cream also Angel is 3256 Cambon St., Lienal's Malfaille.

WITNESSETH, That in expederation of the municipalities, and as the second constraint andience (or Asilist sus 1902e).

ond Midbael F. Mathamil Sue C. Mat, huntand ent elle 92,5 secon 1. mils elle. Oragon, 97001 404045144h

THIS CONTRICT, Missing 1st der of February
Kenneth F.F. Godney and Maria Godney, hasting and wife Hano contract for the Creater.

(2011年)

COMENCE TO THE SERVICE