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CONTRACT-REAL ESTATE

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38-16910-0

63057

THIS CONTRACT, Made this

19 day of

December

1978

, between

James J. Glessner

, hereinafter called the seller,

and Jimmy E. Summers

, 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:

PARCEL 1

RE-RECORDED TO CORRECT LEGAL DESCRIPTION

The W $\frac{1}{2}$ E $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 28, Township 31 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying South of Sand Creek Channel

PARCEL 2

An easement for the purpose of ingress and egress 30 feet in width, situate on the South side of and running along the line dividing the Northwest quarter of Section 28 and the Southwest quarter of Section 21, Township 31 South, Range 7 East of the Willamette Meridian, a distance of 1,980 feet; said easement to commence where said Section line dividing Section 28 and Section 21 intersects the State Highway right of way as the same now exists.

This document is being re-recorded to correct a typing error in the original Contract balance shown below as \$20,000.00. Subject, however, to the following:

1. Rights of the public in and to any portion of said premises lying (For continuation of this document, see reverse side of this contract.) for the sum of Twenty-seven thousand and no/100----- Dollars (\$27,000.00) (hereinafter called the purchase price), on account of which Seven thousand and no/100----- Dollars (\$7,000.00) 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: \$20,000.00) to the order of the seller in monthly payments of not less than Two hundred twenty-seven and 61/100----- Dollars (\$227.61) each, or more, prepayment without penalty,

payable on the 21 day of each month hereafter beginning with the month of January, 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 9 per cent per annum from December 21, 1978, 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 any combination of 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 December 21, 1978, 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 mechanic's 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 covenants 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-Ness 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-Ness Form No. 1307 or similar.

SELLER'S NAME AND ADDRESS

BUYER'S NAME AND ADDRESS

After recording return to:

TA donna

NAME, ADDRESS, ZIP

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

Rt 4 Box 179 A
 Stillwater, Oklahoma
 74074

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/reel number Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED
 FOR
 RECORDER'S USE

By

Recording Officer

Deputy