1 FORM No. 704 CONTRACT-REAL ESTATE-64230 CONTRACT-REAL ESTATE Vol. M79 Page THIS CONTRACT, Made this.... Glenn E. Spuller and Margaret H. Spuller William B. McCaffree and Charlotte J. McCaffree, hereinafter called the seller, anđ husband and wife 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 de-scribed lands and premises situated in Klamath County, State of Oregon, to-wit: NW 1/4 SE 1/4 Sec 6, T35, R7 lot 19, block 9, Oregon Shores Tract 1053 00 - **MAN**TAD Station anna Christian Chris is conded to you the a ou Later The set of the set -:月至 : oiled for record states and the state of oregoing privately remaining (hereinafter called the purchase price), on account of which two thousand and no/100Dollarş (\$.....6000.00....) Dollars (\$ 2000.00....) 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: \$ 4000.00....) to the order of the seller in monthly payments of not less than _____Eighty-four_ol/100_____ Dollars (\$______) each, ______) each, _____ <u>na na serie de la companya de la com</u> payable on the 19 day of each month hereafter beginning with the month of April , 1979., and continuing until said purchase price is fully paid. All of said purchase price may be paid at any time; all deterred balances of said purchase price shall bear interest at the rate of 9.1/2 per cent per annum from March 19, 1979 until paid, interest to be paid monthly and * for addition tothe 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, lamily, household or agricultural purposes, (B) for ar symmetries as fewer it buyer is a statual purport is in the property described and the property of the second status of the sec (B) for an example on the set of the seller for buyer's breach of contract. The seller document of the selfer advant at his separate and within ______ days from the date hereoft be will durnith unta buyer a title invarance policy in-suing (in an answering equal to said premises and the building and other restrictions and easements now or subsequent-ta-the-date-of this agreement, save and except the usual printed exceptions and the building and other restrictions and easements now or subsequent-ta-the-date-of this agreement, save and except the usual printed exceptions and the building and other restrictions and easements now or subsequent-ta-the-date-of this agreement, save and except the usual printed exceptions and the building and other restrictions and easements now or subsequent-ta-the-date-of this agreement, premises in les simple unto the buyer, his heris 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 buyer and lurther excepting all liens and encumbrances created by the buyer or his assigns. (Continued on reverse). *#MPORTANT 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.

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Chiloquin, Oregon 97621		County of
William B. McCaffree 2241 Greensprings Drive Klamath Falls, 97601	Ì	ment was received for record on the day of
Alter recording return to: Willdam B. McCaffree 22/11 Greens prings Drive Klamath Falls, Oregon 97601 NAME ADDRESS, 210	BPACE RESERVED POR HECONDER'S USE	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
Until a change is requested all fax statements shall be sent to the following address. William B. McCaffree 22/11 Greens prings Drive Klamath Falls, Oregon 97601 NAME, ADDRESS, ZIP		County affixed. Recording Officer By Deputy

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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 20 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 be upsaid principal balance of said purchase price with no 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 ments from escrow and/or (4) to foreclose the advert of and repeated or then existing in lavor of the buyer as against the seller heremider shall utterly cease and decay in any of such cases, all rights and interest created or then existing in lavor of there any right of the buyer of refurn, reclamation or compensation lor equity, and it repeates, or any other act of said eller to be performed and which as if this contract and such payse. Therease thereafter, to ender every hear made; and in sale of a repeate, or any other act of said eller to be performed and which as if this contract and such paysents therefore the advert as a solutely. Luly and perfectly and belong to said seller as the relevent and reasonable rent of said conset, be the delault and payments thereafter, to enter upon and belong the immediately or at any time thereafter, to enter upon and consent without any act of re-entry. For any other act or and event to be technic, and belong to said seller us the failer as the affect and reasonable rent of said conset, which delault and payments thereafter, to enter upon the solute, shall have the right immediately, or an any time thereafter, to be reflexed and solute, shall have the right immediately, or an any interest thereafter, to be thereafter, to be thereafter, and belong the immediate poressoin and the said seller in the advert and and with a said t

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land aloresaid, without any process of law, and take instructine possession interest, together with an another of any provision hereol shall in no way allect his ongine. The buyer further agrees that failure by the seller at any time to require performance by the buyer of any provision hereol shall in no way allect his her hereinder to enforce the same, for shall any waiver by said seller of any breach of any provision hereol be held to be a waiver of any succeeding breach any such provision, or as a waiver of the provision itself. Buyer acknowlegges that Sellers both hold Oregon Real Estate Buyer ack arran of cocrute. is a corporation, it has caused its corporate name to be signed and its corporate seal affixed hereto by its officers duly authorized thereinto by order of its board of directors. puller William B m Gaffree Puller Charlotte & MCCaffre Maradiet (5. (1), if not applicable, should be deleted. See ORS 93.030). NOTE-THE Deat) ss. STATE OF OREGON, County of STATE OF OREGON, ...and) ss. County of Klamath Personally appeared March 19, 19, 79 who, being duly sworn, William B. McCaffree, Charlotte each for himself and not one for the other, did say that the former is the McCaffree, Glenn E. Spuller & Margaret H. and that the seal attixed to the foregoing instrument is the corporation, of said corporation and that said instrument was signed and sealed in be-hall of said corporation by authority of its board of directors; and each of them acknowledge! said instrument to be its voluntary act and deed. Before me: and acknowledged the foregoing instruler and acknowledged the torgans mont to be their voluntary act and deed. Spuller OFFICIAL Store may da S. Bukre Notary Public for Oregon SEAL) Notary Public for Oregon My commission expires: USLUC My commission expires 3-8-83 OBS 52:535 (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 con-veyed. Such instruments, or a memorandum thereof, shall be recorded by the conveyor not later than 15 days after the instrument is executed and the par-veyed. Such instruments, or a memorandum thereof, shall be recorded by the conveyor not later than 15 days after the instrument is executed and the par-one of one of one of the provided by the conveyor not later than 15 days after the instrument is executed and the par-2 OTTO AN OCTOB (DESCRIPTION CONTINUED) STATE OF OREGON; COUNTY OF KLAMATH; SS. Filed for record starshest of -A. D. 19_79 at :03 clock P M., and his 19th day of _____March____ ____ on Page___6177 wity recorded in Vol. M79 of Deeds Wm D. MILNE, County Clerk Fee \$6.00 ion 29,01000 of content though Truck Ling 2 2 M 24 3 1 3 6 6 . 2 3. 1 roller agreer to set grie the builder galance sugar shows in the factor in the star star star success in the set autoritie de l'autorite mais mais mais antipe antipe autorite an SPAC MERINAR F. There in such the main of the main of the second states of the second s and the second states and the second the second states (81 SI) anderer A. Antres end the second s ran Artistic anto a latera RIA

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