	o. 706-CONTRACT-REAL	ESTATE—Monthly Paym	ients.		STEVEN	S-NESS LAW	PUBLISHING	O., PORTLAND. OR. 972		
TT	64386	•	CONTRACT-	-REAL ESTATE	Vol.	m 19	Page	6415	Ð	
	HIS CONTRACT		a 2/st day	, of Marc	h			9 79 , betwee	n	
	STER M. OWENS				•	, he	reinafter o	called the selle	 r,	
andFrank									r.	
scribe	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: Lot 6, Block 3, RAINBOW PARK ON THE WILLIAMSON, according to the official plat thereof,									
TOGET	TOGETHER WITH an undivided 1/68th interest in Lots 4 and 5 in <sup>d</sup> lock 1, same plat.									
feser RAINE Septe Count ject	SUBJECT TO: Public Rights in Williamson River; Easements and rights of way of record; Reservations, restrictions and conditions shown on the plat and in the dedication of RAINBOW PARK ON THE WILLIAMSON; and to Declaration of Conditions and Estrictions dated Deptember 9, 1964 and recorded September 11, 1964 in Vol. 356 at Page 116 of Klamath County, Oregon, Deed Records, which said conditions and Restrictions vendees take sub- ject to and covenant and agree to fully observe, perform and comply with and which shall be appurtenant to and run with the premises herein sold;									
(		고려 1994년	<b>cov</b> લ છે. તેમનાઓ,			•. · · · ·				
			(1996), a c	an a chaile	rsendt.	er en				
•										
(herei Dollan seller) of the	e sum of	urchase price), of ) is paid on the to pay the rem payments of no	on account of w e execution here ainder of said p ot less than	which Seve eof (the receip purchase price Fifty and	n Hundi ot of whi (to-wit: no/100	red fi ch is he \$ 2,	fty and reby ackn 750.00	no/100 - owledged by th ) to the orde	ie er	
all de Ma the m rated *time	ontinuing until sa ferred balances of arch 9, 1979 inimum monthly p between the partie without penal the buyer warrants to an (A) primality for buyer	said purchase p until payments above s hereto as of th type nd covenants with the s personals, lamity, ho	price shall bear paid, interest required. Taxes he date of this seller that the real usehold or agricultur	interest at the to be paid on said prem contract.	e rate of mont his nises for nis con in this co	-8- Ly the curr stract	per cent and * rent tax ye may be j	per annum from {HXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	72 in D-	
he is no erected, and all such lie	<b>Choice extended and an extended of the second second time of the second second</b>	d to possession of said runs of this contract. epair and will not suf seller harmless thereh taxes hereafter levied	lands on The buyer agrees the fer or permit any we rom and reimburse s against said property	at at all times be uste or strip there eller for all costs a as well as all w	will keep th ol; that he nd attorney	, and n ne buildings will keep s fees incur willic char	nay retain suc s on said pren said premises red by him in des and muni-	h possession so long nises, now or herealt tree from mechanic defending against ar cinal linns which her	er Ss Ny	
their res such lier to and l	than \$	pear and all policies of es, or charges or to pi at secured by this conti	r companies satistacte insurance to be deliv rocure and pay for si ract and shall bear in	ory to the seller, we reced to the seller uch insurance, the needs at the rate	ith loss pay as soon as i seller may d aforesaid, w	able first to insured. No lo so and a rithout wai	o the seller an w il the buye ny payment s ver, however,	d then to the buyer of r shall fail to pay ar o made shall be adde of any right arising	as ny ed to	
said put	Cocycle of second data to a man another count of a when another count of a chase price is fully pain in fee simple unto the b id date placed, permitted ater rents and public char	and upon request an	a upon surrender of signs, free and clear h or under seller, ex buyer and further e	this agreement, h	e will deliv	er a goou	and sufficient	t deed conveying sa	Fast Fail	
for this p	ANT NOTICE: Delete, by lin r, as such word is dofined aurpose, use Stevens-Ness F less Form No. 1307 or simil	orm No. 1308 or simila	ase and whichever wa Act and Regulation Z, r unless the contract w	rranty (A) or (B) is r the seller MUST com vill become a first 1	not applicable ply with the ien to financ	e, If warran Act and Reg ce the purch	ty (A) is opplic ulation by mak ase of a dwel	able and if the seller ing required disclosure ling in which event us	is 1; 16	
303	ter & Flora'Ow 1 Butte St., math Falls, O <sub>r</sub>	an a					F OREGO	Ν,		
Frai	seller's NAM	AND ADDRESS				I ce	rtify that	the within ins for record on	tru-	
	0. Box 381 loquin, <sup>O</sup> regon	<b>,</b> 97624				day	of	M., and record		
After recordin	BUYER'S NAM	E AND ADOREAS		SPACE RESERVE FOR	in l	book		pageo	ras 🔡	
	nkw. Ohlund, O.Box 381,		i nago shaka shekara i <u>at i kana shekara i ka ay</u> ar y <u>atawa shekara shekara shekara</u> she	RECORDER'S US	Rec	cord of I	Deeds of s	aid county. hand and seal	· ·	
Chi:	loquin, <sup>O</sup> regon	97624 DREGE, ZIP			Соц	upty affi		and seal	UI	
Fra	e is requested all tax statem nk W. Ohlund,		following address.	an a		e e e gaale te aa geerg	· · ·	Recording Off	icer	
P. Chi	0.Box 381, loquin, Oregon	1, 97624	1999 - 1999 -		By	· · · .		Dep	,	

cky

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 dealare this contract null and void; 10 to declare the whole unpaid principal balance of said purchase price with the interest thereon int orice due and payable. (3) to withdraw said deed and other 10 to declare the whole unpaid principal balance of said purchase price with equity, and in any of such cases, all official created or then existing in the variants from escow and/or (4) to foreclose this contract by said in etermine and the right to the possession of the primises above described and all other of the success and and there with the tote the possession of the primises above described and all other of the success and the seller shall revert to and revest in said case of such delault. All payments, thereard said property as absolutely, fully and perfecting as it this contract and the right and revers to and revest in said case of such delault. All payments, thereard said seller in case of such delault, shall have the right immediately, or at gered and reasonable rent of said seller to the said seller, in case of such delault, shall have the right immediately, or at greed and perfecting as the board in advected of the assonable to the said seller, to enter upon The buyer, further agrees, that lailure by the seller at any time to require performance by the buyer of any provision hereol shall in no way allect his of any such provision, or as a waiver of the provision itself.

s. e. can Sal ohily with Vroton, 970.4 

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$...3,500.00 In case suit or action is instituted to loreclose this contract or to another provision hereof, the found party in said suit or action agrees to pay such indigeneration of the state contract or to another the prevailing party in said suit or action and it an appeal is taken from any indigeneration as the appealate contrast of the prevailing party in said suit or action and it an appeal is taken from any indigeneration as the appealate contrast of the prevailing party in said suit or action and it an appeal is taken from any indigeneration as the appealate contrast and it the context so requires the single provision hereof, the found party in said suit or action agrees to pay such in a contrast of the single provision hereof, the prevailing party in said suit or action agrees to pay such in a contraving this contraster is understood that the seller or the buyer may be more than one person or a corporation; that it the context so requires the shall be made, assumed and implied to man and include the plural, the masculine, the leminine and the neuter and that generally all grammatical changes the securities are to be benefit of, as the either application corporations and to individuals. In appeal is taken the prevailing the masculines, the information of the plural to make the provision here apply quality to corporations and to individuals. IN WITNESS WHEREOF, said parties have executed this instrument in triplicate; if either of the undersigned is a corporation, it has caused its cornorate name to be signed and its corporate seal affixed hereto by its officers and the solute of the solute the prevent of the solute the instrument in triplicate; if either of the undersigned is a corporation.

is a corporation, it has caused its corporate name to be signed and its corporate seal affixed hereto by its officers

Frank a Ohernal infind NOTE-The sentenco between the symbols (), if not applicable, should be deleted. Ses ORS 93.030). al pleases STATE OF OREGON, STATE OF OREGON, County of ..... County of Klamath ) ss. March #21, 19.79 Personally appeared the above named Suster ....., 19..... Personally appeared ..... Owens & Flora M. Owens, and Frank and who, being duly sworn, each for himself and not one for the other, did say that the former is the N. COhlundoucare Constra president and that the latter is the and acknowledged the foregoing instrument to be ... the ir secretary of ........voluntary act and deed. and that the soul allixed to the loregoing 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 acknowledged said instrument To be its voluntary act and deed. Before me: (OFFICIAL ELLON Dall Int (OFr. SEAL) My commission expires 5-17-81

Notary Public for Oregon (SEAL) My commission expires:

ORS 93.635 (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 executed and the parties are bound, shall be acknowledged, in the manner provided for acknowledgement of deeds, by the conveyor of the title to be convey are bound thereby a converse of the title to be conveyed bound thereby a converse of the title to be conveyed bound thereby a converse of the title to be conveyed bound thereby a converse of the title to be conveyed bound thereby a converse of the title to be conveyed bound thereby a converse of the title to be conveyed bound thereby a converse of the title to be conveyed bound thereby a co are sound increases of ORS 93.635 is punishable, upon conviction, by a fine of not more than \$100.

AUGO STOCKED - TH (DESCRIPTION CONTINUED) OF -

TTE OF OREGON; COUNTY OF KLAMATH; .

## ailed for record a#¥€88888888888

auto pe allanestate cois 21st day of \_\_\_\_March\_\_\_ A: D: 19.79 at :28 o'clock PM., an Joan eo ella coverente chio agree ud some's' (noton' some suly recorded in Vol. M79 neros da e . روچه ا 1967 **:** 1967 of the state of th on Page 6415 austige des santte préses prime qui atalah seber

Strain Contraction Contraction

 $E^{+}$ 

## Fee \$6.00

Realistic and in midrophen North Phones in these a many Lot 6, Riode 3, Williams Pass of the VIII and F, Soborchine so the sa seried tuble for our suched in the built.

and the second second in the product of the second s were supported and the state of the second sta

dia ( spark P. Oaland, 2 Larded man,

Files Contract, state that for state and flores.

04388