

17

CONTRACT—REAL ESTATE

Vol. 79 Page 10099

66615

THIS CONTRACT, Made this 26th day of February, 19 79, between  
ED. L. HOWELL  
325 MAIN ST., KLAMATH FALLS, OREGON 97601, hereinafter called the seller,  
 and JAVIER GALVEZ  
928 S. GREENWOOD, ONTARIO, CALIFORNIA 91761, 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 de-  
 scribed lands and premises situated in KLAMATH County, State of OREGON, to-wit:

Township 38 South, Range 13 East,  
 Willamette Meridian, Section 21:  
 North  $\frac{1}{2}$  of Southeast  $\frac{1}{2}$  and SW $\frac{1}{4}$  of  
 SE $\frac{1}{4}$  and Section 28: Northeast of  
 NW $\frac{1}{4}$  and North  $\frac{1}{2}$  of NE $\frac{1}{4}$   
 (240 acres more or less)

for the sum of FIFTY FIVE THOUSAND Dollars (\$ 55,000.00 ),  
 hereinafter called the purchase price, of which \$ 9 has been paid at the time of the execution  
 hereof, the receipt whereof hereby is acknowledged by the seller; the buyer agrees to pay the balance of said  
 purchase price to the order of the seller at the times and in the amounts as follows, to-wit:

\$494.00 or more payable monthly, which includes 9 % per  
 annum interest beginning 3/8/79, payments due on the  
 8th day of each month until balance paid in full. Matur-  
 ity date to be 20 years from date of execution.

All of said purchase price may be paid at any time; all of the said deferred payments shall bear in-  
 terest at the rate of 9 per cent per annum from this date until paid, said interest to be paid  
monthly and \* in addition to the minimum regular payments above required. Taxes on said  
being included in premises for the current fiscal year shall be pro-rated 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 2/26, 19 79, and may retain such possession so long as  
 he is not in default under the terms hereof. 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 law-  
 fully 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 not less than

\$                      in a company or companies satisfactory to the seller, with loss payable to the seller as his interest 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 said described premises are now subject to a contract or a mortgage (the word mortgage as used herein includes within its meaning a trust  
 deed) recorded in the Deed\*, Mortgage\*, Miscellaneous\* Records of said county in book                      at page                      thereof  
 (reference to which hereby is made) on which the unpaid principal balance at this time is \$ 233,000.00 and no more, with

interest paid to                      19                     , payable in installments of not less than \$                      per                       
 the seller agrees to pay all sums due and to become due on said contract or mortgage promptly at the times required for said payments and to keep  
 said contract or mortgage free from default; should any of the installments on said mortgage so paid by the seller include taxes or insurance pre-  
 miums on said described premises, the buyer agrees on seller's demand forthwith to repay to the seller that portion of said installments so paid  
 applicable to taxes and insurance premiums; should the seller for any reason permit said contract or mortgage to be or become in default, the buyer  
 may pay any sums required by said contract or mortgage to be paid or otherwise perform said contract or mortgage and the buyer shall be entitled to  
 credit for all sums so paid by him against the sums next to become due on the above purchase price pursuant to the terms of this contract.

The seller agrees that at his expense and within                      days from the date hereof, he will furnish unto buyer a title insurance policy in-  
 suring (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, and the said contract or mort-  
 gage. 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 except-  
 ing, 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 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.

Ed L. Howell  
 325 Main St.  
 Klamath Falls, OR 97601

SELLER'S NAME AND ADDRESS

Javier Galvez  
 928 Greenwood  
 Ontario, CA 91761

BUYER'S NAME AND ADDRESS

After recording return to:

Ed L. Howell  
 325 Main St.  
 Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Javier Galvez  
 928 Greenwood  
 Ontario, CA 91761

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of                      ss.

I certify that the within instru-  
 ment 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.

By                      Recording Officer  
                     Deputy

SPACE RESERVED  
 FOR  
 RECORDER'S USE

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 declare the whole unpaid principal balance of said purchase price with the 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 utterly cease and 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 as 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.

Mountain Title company will collect the escrow on this transaction, and is herewith instructed that upon payment of the balance of this contract, the executed Warranty Deed held by Mountain Title should be released to the buyer. Mountain Title is further instructed to release to the seller the buyer's Quitclaim Deed in the event of default by the buyer.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$55,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the whole consideration (indicate which).<sup>(1)</sup>

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, 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.

NOTE—The sentence between the symbols <sup>(1)</sup>, if not applicable, should be deleted. See ORS 93.030).

STATE OF OREGON,  
County of KLAMATH } ss.  
March 15, 19 79  
Personally appeared the above named  
JAVIER GALVEZ

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

Before me:  
(OFFICIAL SEAL) Howard Bonth  
Notary Public for Oregon  
My commission expires 8/9/82

STATE OF OREGON,  
County of Klamath } ss.  
May 1, 19 79  
Personally appeared the above named  
Ed L. Howell

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

Before me:  
(OFFICIAL SEAL) Gray B. B. B.  
Notary Public for Oregon  
My commission expires: 8-23-81

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 is executed and the parties are bound, shall be acknowledged, in the manner provided for acknowledgment of deeds, by the conveyer of the title to be conveyed. Such instruments, or a memorandum thereof, shall be recorded by the conveyer not later than 15 days after the instrument is executed and the parties are bound thereby.

ORS 93.990(3) Violation of ORS 93.635 is punishable, upon conviction, by a fine of not more than \$100.

(DESCRIPTION CONTINUED)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 3rd day of May A. D. 19 79 at 1:35 clock P. M., am

fully recorded in Vol. M79, of Deeds on Page 10099

Wm D. MILNE, County Clerk

Fee \$6.00