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This Agreement, made and entered into this 24th day of January, 1972 by and between
MINNIE E. MCKINNON,

hereinafter called the vendor, and

ROGER L. DINWIDDIE and DALE J. DINWIDDIE,

hereinafter called the vendee.

WITNESSETH

Vendor agrees to sell to the vendee and the vendee agrees to buy from the vendor all of the following described property situate in Klamath County, State of Oregon, to-wit:

SEE ATTACHED PROPERTY DESCRIPTION

at and for a price of \$ 20,000.00

payable as follows, to-wit:

\$ 3,000.00 at the time of the execution of this agreement, the receipt of which is hereby acknowledged; \$ 17,000.00 with interest at the rate of 6 1/2% per annum from March 15, 1972

payable in installments of not less than \$ 90.00 per month, inclusive of interest, the first installment to be paid on the 15th day of April

1972, and a further installment on the 15th day of every month thereafter until the 15th day of January, 1973 at which time

the monthly payments shall increase to \$110.00 per month beginning on the 15th day of April, 1973 and a like amount on or before the 15th day of each month thereafter until the full balance

and interest is paid in full. The entire balance, both principal

and interest, to be paid in full on or before March 15, 1987.

Vendee agrees to make said payments promptly on the dates above named to the order of the vendor, or the survivors of them, at the First Federal Savings and Loan Association

at Klamath Falls,

Oregon; to keep said property at all times in as good condition as the same now are, that no improvement now on or which may hereafter be placed on said property shall be removed or destroyed before the entire purchase price has been paid and that said property will be kept insured in companies approved by vendor against loss or damage by fire in a sum not less than full ins. value with loss payable to the parties as their respective interests may appear, said policy or policies of insurance to be held Vendor copy to Vendees that vendee shall pay regularly and seasonably and before the same shall become subject to interest charges, all taxes, assessments, liens and incumbrances of whatsoever nature and kind. Taxes to be prorated as of March 15, 1972.

and agrees not to suffer or permit any part of said property to become subject to any taxes, assessments, liens, charges or incumbrances whatsoever having precedence over rights of the vendor in and to said property. Vendee shall be entitled to the possession of said property as of March 15, 1972.

Vendor will on the execution hereof make and execute in favor of vendee good and sufficient warranty deed conveying a fee simple title to said property free and clear as of this date of all incumbrances whatsoever, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; rules, regulations, liens and assessments of water users and sanitation districts.

which vendee assumes, and will place said deed

together with one of these agreements in escrow at the First Federal Savings and Loan Association.

at Klamath Falls, Oregon, and shall enter into written escrow

instruction in form satisfactory to said escrow holder, instructing said escrow holder that when, and if, vendee shall have paid the balance of the purchase price in accordance with the terms and conditions of this contract, said escrow holder shall deliver said instruments to vendee, but that in case of default by vendee said escrow holder shall, on demand, surrender said instruments to vendor.

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Escrow fees shall be deducted from the first payment made hereunder. The escrow holder may deduct cost of necessary revenue stamps from final payments made hereunder.

In the event vendee shall fail to make the payments aforesaid, or any of them, punctually and upon the strict terms and at the times above specified, or fail to keep any of the other terms or conditions of this agreement, time of payment and strict performance being declared to be the essence of this agreement, then vendor shall have the following rights: (1) To foreclose this contract by strict foreclosure in equity; (2) To declare the full unpaid balance immediately due and payable; (3) To specifically enforce the terms of this agreement by suit in equity; (4) To declare this contract null and void; and in any of such cases, except exercise of the right to specifically enforce this agreement by suit in equity, all the right and interest hereby created or then existing in favor of vendee derived under this agreement shall utterly cease and determine, and the premises aforesaid shall revert and revert in vendor without any declaration of forfeiture or act of reentry, and without any other act by vendor to be performed and without any right of vendee of reclamation or compensation for money paid or for improvements made, as absolutely, fully and perfectly as if this agreement had never been made.

Should vendee, while in default, permit the premises to become vacant, Vendor may take possession of same for the purpose of protecting and preserving the property and his security interest therein, and in the event possession is so taken by vendor he shall not be deemed to have waived his right to exercise any of the foregoing rights.

And in case suit or action is instituted to foreclose this contract or to enforce any of the provisions hereof, vendee agrees to pay reasonable cost of title report and title search and such sum as the trial court may adjudge reasonable as attorney's fees to be allowed plaintiff in said suit or action, and if an appeal is taken from any judgment or decree of such trial court, the vendee further promises to pay such sum as the appellate court shall adjudge reasonable as plaintiff's attorney's fees on such appeal.

Vendee further agrees that failure by vendor at any time to require performance by vendee of any provisions hereof shall in no way affect vendor's right hereunder to enforce the same, nor shall any waiver by vendor of such 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.

In construing this contract, it is understood that vendor or the vendee may be more than one person; 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, the parties hereto and their respective heirs, executors, administrators and assigns.

NOTE: Seller agrees that she will, on request of the Buyers, and at Buyers expense, release portions of said land of not less than one acre, on payment to her of One Thousand and No/100ths (\$1,000) DOLLARS for each acre or fraction thereof, so released and said payments under this provision shall be deducted from the principal balance due hereunder this contract, and shall execute a Warranty Deed in favor of the Buyers. The above provision shall only apply when the Purchasers have reduced the principal balance to \$10,000 or less.

Witness the hands of the parties the day and year first herein written.

WM. P. BRANDNESS
ATTORNEY AT LAW
276 MAIN STREET
KLAMATH FALLS, OREGON 97601

Return To:
Klamath First Federal
540 Main, KFO
Attention: Kristi

Margaret McKeen
Karen J. Dinn
Steve J. Dinn

10267

DESCRIPTION OF PROPERTY

The NW 1/4 NE 1/4 of Section 4, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

SAVING AND EXCEPTING THEREFROM that portion described in Deed Vol. M 69 page 819, more particularly describe d as follows:
Beginning at the Northeast corner of said Government Lot 2 from which the Northeast corner of said Section 4 bears North 89°57'30" East 1326.07 feet; thence from said point of beginning South 00°46'30" East along the Easterly line of said Government Lot 2, 1314.28 feet to the Southeast corner of said Government Lot 2; thence South 89°35'00" West along the Southerly line of said Government Lot 2, 331.17 feet; thence leaving said North Easterly line of said Government Lot 2, North 00°46'30" West parallel to the on the Northerly line of said Section 4; thence North 89°57'30" East along the Northerly line of said Section 4, 331.18 feet to the point of beginning.

SAVING AND EXCEPTING THEREFROM any existing right of way for highways, roadways, ditches, laterals or canals.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~at Klamath Falls~~

this 4th day of May A. D. 19 79 at 2:58 o'clock P. M., on
tuly recorded in Vol. 1179, of Deeds on Page 10205

W. D. MILNE, County Clerk.

Sumner A. Hetch

Fee \$9.00