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MTC 7737

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THIS AGREEMENT, made and entered into this 6th day of June 19 79, by and between

RICHARD NELSEN

hereinafter called Seller, and BASIN CONSTRUCTION, INC., an Oregon

Corporation

hereinafter called Buyer, (it being understood that the singular shall include the plural if there are two or more sellers and/or buyers).

WITNESSETH

Seller agrees to sell to the Buyer and the Buyer agrees to buy from the Seller for the price and on the terms and conditions set forth hereafter all of the following described property and improvements situate in Klamath County, State of Oregon, to-wit: That portion of the E 1/2 NW 1/4 of Section 19, Twp. 40 S., R. 10 E.W.M., Klamath County, Oregon, lying Southerly and Westerly of the KID "C" Canal, SAVING & EXCEPTING THEREFROM a portion conveyed to United States of America for canal.

SUBJECT TO: All future real property taxes & assessments; reservations, restrictions, easements & rights of way of record, & those apparent on the land; acreage & use limitations under provisions of the United States Statutes & regulations issued thereunder; liens & assessments of Klamath Project & Klamath Irrigation District, & regulations, contracts, easements & water & Irrigation rights in connection therewith; rules, regulations, liens, assessments, contracts, rights of way, easements & any & all obligations created or imposed upon or affecting said premises by Klamath Basin Improvement District; rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

The purchase price thereof shall be the sum of \$156,000.00, payable as follows: \$ 14,500.00 upon the execution hereof; the balance of \$ 141,500.00 shall be paid in semi-annual installments of \$ 6,603.55 including interest at the rate of 9 % per annum on the unpaid balances, the first such installment to be paid on the 10th day of July, 19 80, and a further and like installment to be paid on or before the 10th day of every January & July hereafter until the entire purchase price, including both principal and interest, is paid in full.

PROVIDED, HOWEVER, that Buyer shall make a payment of \$20,000.00, plus accrued interest, on January 10, 1980, but not before, a pre-payment before said date shall entitle Seller to the right to recover any loss on account thereof from Buyer.

It is mutually agreed as follows:

1. Interest as aforesaid shall commence from 6/6/79; Buyer shall be entitled to possession of the property as of 6/6/79
2. After 1/10/82, Buyer shall have the privilege of increasing any payment or prepaying the entire balance with interest due thereon to the date of payment;
3. Buyer shall pay promptly all indebtedness incurred by their acts which may become a lien or purported lien, upon said property, and shall regularly and before the same shall become delinquent, pay all taxes, including adjustment of same for any reason, assessments, liens, purported liens, and encumbrances of whatsoever kind affecting said property after this date, provided, all such taxes, assessments and charges for the current year shall be pro-rated as of 6/6/79 and in the event Buyer shall fail to so pay, when due, any such matters or amounts required by Buyer to be paid hereunder, or to procure and pay seasonably for insurance, Seller may pay any or all such amounts and any such payment shall be added to the purchase price of said property on the date such payments are made by Seller and such amount shall bear interest at the same rate as provided above, without waiver, however, of any right arising to Seller for Buyer's breach of contract, and, in such event or events, the escrow holder is hereby directed and authorized to so add such amounts to the contract balance upon being tendered a proper receipt therefor;
4. Buyer shall keep the buildings on said property insured against loss or damage by fire or other casualty in an amount not less than the insurable value thereof with loss payable to the parties hereto and the interests herein reflected, if any, all as their interests appear at the time of loss, all uninsured losses shall be borne by Buyer, on or after the date Buyer becomes entitled to possession;
5. Buyer agrees that all improvements now located or which shall hereafter be placed on the property, shall remain a part of the real property and shall not be removed at any time prior to the expiration of this agreement without the written consent of Seller. Buyer shall not commit or suffer any waste of the property, or any improvements thereon, or alteration thereof, and shall maintain the property, improvements and alterations thereof, in good condition and repair, provided, Buyer shall not make or cause to be made any major improvement or alteration to the property without first obtaining the written consent of Seller;
6. Seller shall upon the execution hereof make and execute in favor of Buyer a good and sufficient deed conveying said property free and clear of all liens and encumbrances, except as herein provided, and which Buyer assumes, unless otherwise therein provided, and will place said deed, together with one of these agreements in escrow at 1st National Bank of Oregon, S. 6th Branch Klamath Falls, Oregon, and shall enter into written escrow instructions in form satisfactory to said escrow holder and the parties hereto, instructing said escrow holder that when, and if, Buyer 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 deed to Buyer, but in case of default by Buyer said escrow holder shall, on demand, surrender said instruments to Seller;
7. Until a change is requested, all tax statements shall be sent to the following address:
Basin Construction, Inc.
7706 Booth Road
Klamath Falls, Oregon 97601

8. Included in the within transaction is all irrigation pumps presently located upon said real property.

9. Said subject property is further subject to a power agreement with Pacific Power & Light Company; existing water easement; and, a Mortgage in favor of The Federal Land Bank of Spokane dated 9/20/77, recorded 9/23/77, in Volume M77, page 17874, Microfilm Records of Klamath County, Oregon, which said mortgage Seller herein agrees to pay according to the terms thereof and hold Buyer harmless therefrom ~~AND ALL PAYMENTS HERE/ THE 1/10/80 PAYMENT SHALL BE PAID/ APPLIED TO SAID MORTGAGE BALANCE UNTIL SAID MORTGAGE IS PAID IN FULL.~~

10. A portion of said real property, consisting of approximately 63 acres, is presently under lease for the 1979 crop year to Ralph Hill and Gerald Arant and Buyer shall be entitled to all lease monies by virtue of said lease.

11. The allocated value of the residence located on the subject property is agreed to be \$65,000.00.

12. Notwithstanding the provisions of paragraph (4) hereinabove, Buyer shall insure the residence, hay shed, small barn and shop for not less than 80% of their respective replacement value.

13. Upon the execution hereof, Buyer shall pay Seller \$451.00 for adjustment of taxes and water.

14. The undersigned KEITH E. McCLUNG and JIM L. McCLUNG by signing this agreement as officers of BASIN CONSTRUCTION, INC., also agree to be bound by these presents individually and as primary parties together with said corporation, and, personally guarantee the performance hereof.

PROVIDED, FURTHER, that in case Buyer 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 Seller 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 Buyer derived under this agreement shall utterly cease and determine, and the premises aforesaid shall revert and re-vest in Seller without any declaration of forfeiture or act of re-entry, and without any other act by Seller to be performed and without any right of Buyer 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 Buyer, while in default, permit the premises to become vacant, Seller may take possession of same for the purpose of protecting and preserving the property and his security interest herein, and in the event possession is so taken by Seller he shall not be deemed to have waived his right to exercise any of the foregoing rights.

In the event suit or action is instituted to enforce any of the terms of this contract, the prevailing party shall be entitled to recover from the other party such sum as the court may adjudge reasonable as attorney's fees at trial or on appeal of such suit or action, in addition to all other sums provided by law.

Buyer further agrees that failure by Seller at any time to require performance by Buyer of any provision hereof shall in no way affect Seller's right hereunder to enforce the same, nor shall any waiver by 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.

This agreement shall bind and inure to the benefit of, as the circumstances may require, the parties hereto and their respective heirs, executors, administrators, successors and assigns, subject to the foregoing.

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

Richard Nelsen Seller

BASIN CONSTRUCTION, INC.
By: Jim L. McClung, Secretary
By: Keith E. McClung, President

STATE OF OREGON, County of Klamath) ss. June 6, 1979

Personally appeared the above named RICHARD NELSEN

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

P. K. Rickett

Before me:

Notary Public for Oregon

My Commission expires:

June 6, 1979

STATE OF OREGON) ss. 97633
County of Klamath

Personally appeared KEITH E. McCLUNG and JIM L. McCLUNG who, being duly sworn, each for himself and not one for the other, did say that the former is the president and the latter is the secretary of BASIN CONSTRUCTION, INC., a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf 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:

Notary Public for Oregon

My Commission expires:

13230

After Recording Return to:

P.K. Puckett
P.O. Box 15
Merrill Oregon 97633

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Titleco.

this 6th day of June A. D. 1979 at 1:52 o'clock P M., and

fully recorded in Vol. 1179, of Deeds on Page 13228

Fee \$9.00

Wm D. MILNE, County Clerk

By Bernitha Shetch