sn 69606		Val	79 Fage 15041	
THIS CONTRACT, Made	this 25th day of	Jume 401.	, 19.79 , between	een
Fire H.	MIZEL, a single won	en	, hereinafter called the sel	ler,
and JOE B. K.	NRMES and		1	
FREDA L.	consideration of the mutu	al covenants and a	greements herein contained,	the
seller agrees to sell unto the buye				
scribed lands and premises situate				
N. 58' of Lot 16 Klamath Falls,	o, Block 307 of Dar Oregon.	row Addition to	the city of	
It is understoo	od and agreed to by	all parties to	this contract	
that purchasers	may add to or make	improvements to	o the property	
as they desire	except said improve	ments or addition	ons shall not	
De such that wo	ould devalue the pro	perty and shall	be without	
the contract	er. It is also agreeny time after 30 da	ed purchashers	may pay off	
for the sum of Twenty-fix	re thousand and 00/1	75 HOULCE.	Dollars (\$ 25,000.00)
hereinafter called the purchase pr	ice, in part payment of wh	nich the byrepessun	occombaérece te pay a contr	æek
in moregoge (the word, 'merteek				
Peterdeurance Deerth. Worden				
tarrot criterance to which dende vancuacione ascarrat ar mone				
Meen reprinted the construction of the constru				
www. buyers pay the st	m of \$5,000.00 on t	he execution he	reof (receipt of which	1
is hereby acknowledged by	the seller). The	remainder of t	he purchase price (to	wi
20,000.00) will be paid 1	buyers to the ord	er of the selle	r in monthly payments	of
not less than \$200.00 for interest.	r the first six mont	ns and thereaft	er \$225.00 including	
Seller will furnish buye	ers with a marked co	py of warranty	deed, original of which	h
will be held by seller t	mtil consumation an	d termination o	f this contract.	
		after 30 days		
All of said purchase price	may be paid at any time,	/all of the said de	eferred payments shall bear	in-
erest at the rate of 9.75	per cent per annum fro	mJune-25,19		
nterest to be paid			n regular payments above	
uired. Taxes on said premises for the date of this contract.	or the current fiscal year	shall be protated b	etween the parties hereto as	OI
The huver warrants to and covenants	s with the seller that the real prop	erty described in this cont	ract is	
*(A) primarily for buyer's personal, (B) for an organization or teven it	lamily, household or agricultural pu	rposes, Valuens/or_commercial opur	IGECONCUMENTATION OF THE PROPERTY.	
The buyer shall be entitled to possessing in the is not in default under the terms of this prected, in good condition and repair and w	on of said lands on June 25	all times he will keen the	9, and may retain such possession so lo	ng a
erected, in good condition and tepair and ward, all other liens and save the seller harms such liens; that he will pay all taxes hereat alter lawfully may be imposed upon said pre insure and keep insured all buildings now or	er levied against said property, as emises, all promptly before the same	well as all water rents, put or any part thereof become	lees incured by fill in detending agains blic charges and municipal liens which ne past due; that at buyer's expense, h	here e wil
not less than \$ 15,000.00 in a cuber respective interests may appear and all such liens, costs, water rents, taxes or charge	policies of insurance to be delivered s or to procure and pay for such in	to the seller as soon as ins surance, the seller may do	ured. Now if the buyer shall fail to pay so and any payment so made shall be a	any
o and become a part of the debt secured by	this contract and shall bear interest	at the rate aloresaid, with	iout waiver, however, of any right arisi	ng to
The seller agrees that at his expense uring (in an amount equal to said purchase ave and except the usual printed exceptions a	nd the huilding and other restriction	d premises in the seller on	cord, if any, and the said contract or i	ment mort
age. Seller also agrees that when said purch	hase price is fully paid and upon re simple unto the buyer, his beirs at	quest and upon surrender of ad assigns, free and clear of	of this agreement, he will deliver a good encumbrances as of the date hereof and	i and i fred
nd clear of all encumbrances since said date he said contract or mortgage and the taxes.	placed, permitted or arising by, thro municipal liens, water rents and pu	ugh or under seller, excepti blic charges so assumed by	ng, however, the said easements, restric the buyer and further excepting all lien	tions s and
And it is understood and agreed betw	een said parties that time is of the	essence of this contract, as	nd in case the buyer shall fail to mak	e the
ayments above required, or any of them, as ually within the days of the time limited the ights: (1) to declare this contract null and	refor, or fail to keep any agreement void. (2) to declare the whole unpa	herein contained, then the id principal balance of said	seller at his option shall have the folio I purchase price with the interest there	on a
nce due and payable and/or (3) to foreclos	e this contract by suit in equity, an econder shall utterly cease and dete	d in any of such cases, all	rights and interests created or then ex- possession of the premises above desc	istini riber
nd all other rights acquired by the buyer he o be performed and without my right of th s absolutely, fully and perfectly as it this o nade on this contract are to be retained by				
nul the said seller in case of such delault.	shall have the right immediately, o	r at any time increatter, to) enter upon the land aloresaid, without	iault t any
rocess of law, and take immediate possession The buyer further agrees that failure	by the seller at any time to require	performance by the buyer	of any provision bereat shall in no way.	allec
is right hereunder to enforce the same, nor secting breach of any such provision, or as i	shall any waiver by said seller of waiver of the provision itself.	any breach of any provisio	n hereol be held to be a waiver of any	suc
The true and actual consideration paid	I for this transfer, stated in terms of	of the consideration re-	•00 (deadedeadactoride)	a gi <u>o</u> rg
In case suit or action is instituted to b	oreclose this contract or to enforce a	ny of the provisions hereof	, the buyer agrees to pay such sum as	the
out may adjudge reasonable as afforney's I the trial court; the buyer lutther promises ppeal.	化自然性的 医鼠虫 医乳腺 化二甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基			
In construing this contract, it is under ir pronoun shall be taken to mean and incl hall be made, assumed and implied to make	stood that the seller or the buyer mude the plural, the masculine, the	ay be more than one person ferrinine and the neuter, a	n; that if the context so requires, the signal that generally all grammatical characteristics.	ngu- nges
			dividuals. n duplicate: If either of the i	
lersigned is a corporation, it has				
y jes officers duly authorized the				
for Marnie			erration of the second	••••••
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**IMPORTANT NOTICE: Delete, by lining out, whichever phrase and whichever warranty (A) or (B) is not applicable, thould be if warranty (A) is applicable and if the seller is a creditor, as such word is defined in the Truth-In-tending Act and Regulation Dr. the steller 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 ment on reverse). **EIMPORTANT 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. 1306 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.

RECEIVED PAYMENTS ON WITHIN CONTRACT, AS FOLLOWS:

DATE	INSURA OR TA	XES	INTER	EST	PAID TO	PRINCIPAL	1 2	PRINCIPAL BALANCE		DATE	INSURA OR TA		INTER	EST	INTEREST PAID TO	PRINC	IPAL	BALANCE	
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CONTRACT (FORM No. 708) STEVENS-LESS LAW FUB. CO FORTLAND. ORE. BETWEEN Address AND.	Address Dated Dated Lot Lot Lot Addition STATE OF OREGON; I certify that the within instrument was received for record on the 25thday of Junc at 4:48 o'clock PM,, and recorded in book M79 on page 15041 or as filing fee number 69606. Record of Deeds of said County. Witness my hand and seal of County affixed. Im. D. Milne County affixed. Im. D. Milne Syllamatho Alls Ch. Deputy. AFTER RECORDING RETURN TO Fee \$6.70 MURCOL STALL COUNTY. AFTER RECORDING RETURN TO Fee \$6.70 MURCOL STALL COUNTY. ATTER RECORDING RETURN TO Fee \$6.70 STALL COUNTY COUNTY. ATTER RECORDING RETURN TO Fee \$6.70 STALL STALL COUNTY. ATTER RECORDING RETURN TO FEEL \$6.70 STALL STALL COUNTY. ATTER RECORDING RETURN TO FEEL \$6.70 STALL STALL COUNTY. ATTER RECORDING RETURN TO FEEL \$6.70 STALL STALL COUNTY. ATTER RECORDING RETURN TO FEEL \$6.70 STALL STALL COUNTY. ATTER RECORDING RETURN TO FEEL \$6.70 STALL STALL COUNTY. ATTER RECORDING RETURN TO FEEL \$6.70 STALL STALL COUNTY. ATTER RECORDING RETURN TO FEEL \$6.70 STALL

STATE OF O	REGON,		·	
County of	K1am	ath)	
	June		79.	
Personally Karnes and	nppeared the			Joe B
	and acknow	rledged the	foregoin	
ment to be	,their	หญ่นกร	ary act a	nd deed.
	Betore me:	`\		
(OFFICIAL SEAL)	ω	-W. 1	ula	رم
	Notary Public			
	My commissi	on expires:	7-30	0-81

19	
Personally appeared	and
who, be each for himself and not one for the other, did say that the	
president and that	
secretary of.	
and that the seal allixed to the foregoing instrument is the of said corporation and that said instrument was signed as	corporate seal
half of said corporation by authority of its board of director them acknowledged said instrument to be its voluntary Belore me:	rs; and each of

STATE OF OREGON, County of ______) ss.

Notary Public for Oregon

My commission expires:

SEAL)