143N - 706 CONTRACT-REAL 38-19760-9-J 72164 CONTRACT. aurer shall fair to make Vol.-19 Page 19076 /www.haria 28.63 IOH THIS CONTRACT; Made this Gene R. Lambert and Barbara J. Lambert, husband and wife, day of August 1979 ..., between and Ronald L. Pribble and Katherine A, Pribble, husband and wife, hereinalter called the seller, , hereinafter called the buyer, WITNESSETH: That in consideration of the mutual covenants and agreements herein contained, the the County of Klamath, State of Oregon. mortaned assimination Subject, however ()(to)(the)(following: not states report out as the 1. Taxes for the year 1979-1980 are now a lien but not yet payable. 2....Regulations, including levies, liens and utility assessments of the City of Klamath Falls. 3. Trust Deed, including the terms and provisions thereof, with interest thereon, and such future advances as may be provided therein, given to secure the payment of \$35,600.00 potence and bins dollar therein, given to Dated :: September, 30,,1977 and of some structure to base of the second Recorded : October 3, 1977 and of some structure to base of the second Trustor : Gene R. Lambert and Barbara J. Lambert, husband and wife, William L. Sisemore Klamath First Federal Savings and Loan Association of Corporation Joan #03-41349 Beneficiary Beneficiary, : Klamath First Federal Savings and Loan Association of Cloud Aklamath Falls, Oregon, a corporation Loan #03-41349 (For continuation of this document, see reverse side of this contract.) for the sum of Sixty thousand and 'no/100______Dollars (\$ 60.000.00.) (hereinafter called the purchase price), on account of which Three thousand and no/100_____ Dollars (\$3,000.00...) is paid on the execution hereof (the receipt of which is hereby acknowledged by the seller); the buyer agrees to pay the remainder of said purchase price (to-wit: \$57,000.00...) to the order of the seller in monthly payments of not less than Four hundred seventeen and 30/100----Dollars (\$417.30) each, or more, prepayment without penalty; a lump sum payment due on or before November 1, 1979, of \$9,500.00, and continuing until said purchase price is fully paid. All of said purchase price may be paid at any time; all deferred balances of said purchase price shall bear interest at the rate of 91 per cent per annum from August // 1979 until paid, interest to be paid monthly and the monthly for addition to be paid in the said being included in the minimum monthly payments above required. Taxes on said premises for the current tax year shall be prorated 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 feren if buyer to a new at personal described business or commercial purposes. (B) for an organization or form it beyon is a metral second a data builder of commercial purposes other than editoutual purposes. It is a The buyer shall be entitled to possession of shid lands on within ClOSING of Use 19.79, and may retain such possession so long as the is not in delaut under the terms of this contract. The buyer agrees that at all times he will keep the buildings on said premises, now or hereafter and all other liens and save the seller harmless thereform and reimburse seller for all costs and attorney's fees incurred by him in delauting against any such liens; that he will pay all takes hereafter levied against said property, as well, as all water rents, public charges and municipal liens which here after lawfully may be imposed upon said premises, all promptly before the same or any part thereof become past due; that at ourse for all ourses adown and ourse the seller for seven here and and premises and municipal liens which here immure and keep insured all buildings now or hereafter erected on said premises against loss or damage by fire (with extended coverage) in an amount insure and keep insured all buildings now or nereaties elected on same include a second secon the seller for buyer's branch of contrast. W The seller agrees that at his expense and within? 30 CB days from the date hereof, he will furnish unto buyer a title insurance policy save and except the usual printed exceptions and the building and other restrictions and ensements now of record, if any. Seller also agrees that we have a title insurance policy save and except the usual printed exceptions and the building and other restrictions and ensements now of record, if any. Seller also agrees that we premises in les simple unto the buyer, his heirs and assigns tree and clear of entities and the here and the here a fuller also agrees that we premises in les simple unto the buyer, his heirs and assigns tree and clear of entities as of the date here and iter and clear of all encumbra lines, water rents and public charges o assumed by the buyer and turker excepting and ensements and restrictions and ensemble of the said ensements and restrictions and ensembles and ensembles and the buyer of his assigns. The selfer terms and public charges o assumed by the buyer and turker excepting and ensements and restrictions and the taxes, munic CIDYUNI JGOOR OF STIEOD 2191 (Continued on every) (Continued on reverse) *IMPORTANT NOTICE: Delete, by lining out, whichever phrates and whichever warranty (A) of (B) is not applicable. If warranty (A) is applicable a creditor, as schward is defined in the Truth-in-tending Act and Regulation Z, then the MUST comply with the Act and Regulation by making for this purpose, use Stevent-Ness Form No. 1308 or similar unless the contract will become a first limit of finance the purchase of a dwalling sciences. Ness Form No. 1307 or similar, DIOS ALT TODMISTOR DIOS ARTICLE VI TODOTO DID sciences. 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<pre>https://www.comment.ac.ac.ac.ac.ac.ac.ac.ac.ac.ac.ac.ac.ac.</pre>	30 Halta under Stored and astreed between said barties that time is	of the essence of this contract, and in case the buyer shall fail to make the payments miled therefor, for jail to keep any agreement herein contained, then the seller at his
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duly stathorized thereinto by order of its board of directors. TRICER ALL, Prible Road and State of the solution of the solut	IN WITNESS WHEREOF, said parties nave	be signed and its corporate seal affixed hereto by its officer
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Notary Public for Oregon 101 23/11/ Notary Public for Oregon My completion expires	My completion expires	My commission expires:
Ons 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 inst of \$5.93.635, (1) All instruments contracting to convey fee title to any real property, at a time more than 12 months from the date that the inst is executed and the parties are bound, shall be acknowledged, in the manner provided for acknowledgment of deeds, by the conveyor of the title to veyed. Such instruments, or a memorandum thereof, shall be recorded by the conveyor not later than 15 days after the instrument is executed and the veyed. Such instruments	ORS 93.635 (1) All instruments contracting to convey fee title is executed and the parties are bound shall be acknowledged in the r	to any real property, at a time more than 12 months from the date that the instrummanner provided for acknowledgment of deeds, by the conveyor of the tille to be conveyor not later, than 15 days after the instrument is executed and the p
ties are bound thereby. ORS 93,990(3), Violation of, ORS, 93.635 is punishable, upon conviction, by a fine of not more than \$100.	veyed. Such matruments, of a memory	医外部周围 医门口 化丁化乙酸丁乙酯 计正式输出 法法理法 医结核菌素 化试验检试验 网络新闻教师 网络马克斯 网络马克斯 网络马克斯马克斯马克斯马克 计算法 计算法 计算法

(Covers additional property), which Buyers herein do not assume and agree to pay, and Sellers further covenant to and with Buyers that the said prior trust deed shall be paid in full prior to, or at the time this contract is fully paid and that said above described real property will be released from the lien of said trust deed upon payment of this contract.

It is specifically understood and agreed that this Contract is personal between the parties hereto, and that Sellers desire to accept Buyers personal responsibility and control of the real property which was a material inducement to Sellers in the execution of this Contract. If this Contract or the property being sold hereunder is sold, assigned or transferred by Buyers, voluntarily or involuntarily, without obtaining Sellers' prior written consent, such assignment, sale, or other transfer shall be deemed to increase the risk of Sellers and the Sellers may, at their option, declare the entire unpaid balance immediately due and payable or, at Sellers' sole option, may consent to such sale, assignment, or other transfer of this contract.

It is further agreed by and between the parties hereto that this Contract is due and payable seven (7) years from the date of this Contract and the Buyers herein agree to refinance said property at that time; provided, however, that in the event the money market conditions do not allow the refinancing of said property that Sellers herein agree to give Buyers herein a temporary extension that will be negotiated between the parties hereto at the end of the seven (7) year period. It is further understood and agreed by and between the parties hereto that in the event Klamath First Federal Savings and Loan will allow the Buyers herein to assume the present Trust Deed that presently exists on the property in the approximate sum of \$47,404.26 that Buyers herein shall be allowed to do so by the Sellers herein.