

38-19760-9-J

72164

CONTRACT—REAL ESTATE

Vol. 79 Page 19076

THIS CONTRACT Made this 10th day of August, 1979, between  
Gene R. Lambert and Barbara J. Lambert, husband and wife,  
and Ronald L. Pribble and Katherine A. Pribble, husband and wife,

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 described lands and premises situated in Klamath County, State of Oregon, to-wit:

Lot 20, Block 41, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Subject, however, to the following:

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
- Dated September 30, 1977  
Recorded October 3, 1977 Book: M-77 Page: 18696  
Trustor Gene R. Lambert and Barbara J. Lambert, husband and wife,  
Trustee William L. Sisemore  
Beneficiary Klamath First Federal Savings and Loan Association of Klamath 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,

payable on the 19th day of each month hereafter beginning with the month of September, 1979, 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 9 1/2 per cent per annum from August 1, 1979 until paid; interest to be paid monthly and in addition to 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 for a business or for a commercial purpose other than agricultural purpose.

The buyer shall be entitled to possession of said lands on closing, 1979, and may retain such possession so long as he is not in default under the terms of this contract. 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, rent, public charges and municipal liens which hereafter lawfully 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

full insurable value of said premises, and shall deliver to the seller, with loss payable first to the seller and then to the buyer as their respective interests 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 seller agrees that at his expense and within 30 days from the date hereof, he will furnish unto buyer a title insurance policy insuring (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. 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 to the buyer, his heirs and assigns, free and clear of encumbrances as of the date hereof and free and clear of all encumbrances since said date placed, permitted or arising by, through or under seller, excepting, 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 his assigns.

(Continued on reverse)

\*IMPORTANT NOTICE: Delete by line through the 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, seller must comply with the Act and Regulation by making required disclosures. Stevens-Ness Form No. 1307 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. 1308 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. 1309 or similar.

SELLER'S NAME AND ADDRESS

BUYER'S NAME AND ADDRESS

After recording return to:

TA JULIE

NAME, ADDRESS, ZIP

Until a change of address is notified, all tax statements shall be sent to the following address:

MR. & MRS. RONALD L. PRIBBLE

808 Lariat Drive

Eugene, Oregon 97401

NAME, ADDRESS, ZIP

STATE OF OREGON

County of

I certify that the within instrument was received for record on the

day of 19

at o'clock M., and recorded

in book on page or as

file/roll number

Record of Deeds of said county

Witness my hand and seal of

County affixed

By Recording Officer

Deputy

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 30 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 all 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 determine, and the right to the possession of the premises above described and all other rights acquired by the buyer hereunder shall revert to and remain in said 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.

Buyers acknowledge that there is a proposed city road assessment estimated to be in the sum of \$2,400 for the improvement of Hill Street and the Buyers herein assume and agree to pay said road assessment and agree to hold Sellers harmless therefrom.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$60,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which):

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.

Gene R. Lambert  
Barbara J. Lambert  
Ronald L. Pribble  
Katherine A. Pribble

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

STATE OF OREGON, )  
County of Klamath ) ss. 19 79

Personally appeared \_\_\_\_\_ and \_\_\_\_\_ who, being duly sworn,

Personally appeared the above named: Gene R. Lambert and Barbara J. Lambert, each for himself and not one for the other, did say that the former is the husband and wife, and Ronald L. Pribble and Katherine A. Pribble, president; and that the latter is the secretary of \_\_\_\_\_ a corporation,

husband and wife, and \_\_\_\_\_, 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 2/14/81

Before me, \_\_\_\_\_ Notary Public for Oregon  
My commission expires \_\_\_\_\_

(OFFICIAL SEAL) (SEAL)

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)

(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.