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T/A-M-38-19687-5 Vol 277 Page 19617

This Agreement, made and entered into this
 SYDNEY MARSHALL UGLUM,

15th day of August, 1979 by and between

hereinafter called the vendor, and
 KIM TRAN and HUNG TRUONG,

hereinafter called the vendee.

WITNESSETH

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

The West 64 feet of the East 138 feet of Lot 1,
 Block 3, SECOND ADDITION TO ALTAMONT ACRES, in
 the County of Klamath, State of Oregon, SAVING
 AND EXCEPTING the Northerly 5 feet conveyed to
 Klamath County by Deed recorded April 5, 1957
 in Book 290 at page 608

at and for a price of \$ 18,000.00

, payable as follows, to-wit:

\$ 4,500.00 at the time of the execution
 of this agreement, the receipt of which is hereby acknowledged; \$ 13,500.00 with interest at the rate of 10 %
 per annum from date of closing payable in installments of not less than \$ 150.41 per
 month, inclusive of interest, the first installment to be paid on the 15th day of September
 19 79 and a further installment on the 15th day of every month thereafter until the full balance and interest
 are paid. In addition to the monthly payments herein, Vendees shall pay
 all taxes and insurance when due. In the event Vendees do not pay said
 taxes and insurance when due, Vendor may, at his option, pay the
 same and add said sums back to the principal of this contract to bear
 interest at the rate provided herein.

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 Klamath First Federal Savings & 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 date of closing.

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 date of closing.

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 as set forth
 in said Warranty Deed.

which vendee assumes, and will place said deed

together with one of these agreements in escrow at the Klamath First Federal Savings & 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 re-vest 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.

It is understood by the parties that there is a certain Contract of Sale dated March 14, 1977, recorded March 15, 1977 in Volume M77, page 4409 wherein Shirley I. Probst and Evelyn C. Probst, Vendor, and Sydney Marshall Uglum, Vendee, which contract shall be the sole obligation of the Vendor and Vendor shall hold Vendees harmless thereon.

WITNESS the hands of the parties the day and year first hereinabove written.

Shirley I. Probst
Sydney Marshall Uglum
the Uglum

STATE OF Oregon) ss. August 16, 1979.
County of Klamath

Personally appeared the above-named SYDNEY MARSHALL UGLUM and acknowledged the foregoing instrument to be his voluntary act. Before me:

Marlene J. Addington
Notary Public for Oregon
My Commission expires: 3-22-81

STATE OF OREGON,

County of Klamath

ss.

FORM NO. 23 — ACKNOWLEDGMENT
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 15th day of August, 1979, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named KHI TRAN and HUNG TRUONG,

known to me to be the identical individual^s described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Marlene J. Addington
Notary Public for Oregon.
My Commission expires 3-22-81

Return To: TIA
Attn: Marlene

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STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 17th day of August A. D. 1970 at 10:40 o'clock A. M., and

fully recorded in Vol. 5070, of Books on Page 19617

Wm D. MILNE, County Clerk

By Bernetha J. Hatcher

Fee \$10.50