

This Agreement, made and entered into this 13th day of September, 1979 by and between

RAYMOND W. CHALMERS and THELMA CHALMERS, husband and wife, hereinafter called the vendor, and

EDWARD V. BROOKS and LOIS J. BROOKS, husband and wife, hereinafter called the vendee.

WITNESSETH

that the Vendor agrees to sell to the vendee and the vendee agrees to buy from the vendor all of the following described property situated in Klamath County, State of Oregon, to-wit: Lot 6 and the Southerly 18 1/2 feet of Lot 5, Block 2, Addition to the City of Klamath Falls, in the County of Klamath, State of Oregon.

and for a price of \$29,900.00, payable as follows: to-wit: \$7,500 paid in cash upon the execution of this contract, and \$2,167.79 per month by assumption and payment of the real property taxes for the years 1975-76, 1976-77, 1977-78 and 1978-79.

of this agreement, the receipt of which is hereby acknowledged; \$20,232.21 with interest at the rate of 9 1/2 % per annum from September 15, 1979 payable in installments of not less than \$300.00 per month inclusive of interest, the first installment to be paid on the 15th day of October 1979, 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 called for hereinabove, Vendees shall pay the sum of \$1,800.00 on or before the 15th day of March, 1981.

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 South Valley State Bank, 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 Vendors 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 September 15, 1979.

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 South Valley State Bank, 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.

September 19 79 by and between

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 reversion 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 individuals.

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

WITNESS the hands of the parties the day and year first hereinabove written, in addition to the monthly payments called for herein, the sum of \$1,800.00 on or before the 15th day of

Edward V. Brooks

Lois J. Brooks

Raymond N. Chalmers

Order to keep said property at all times in as good condition as the same now are, that no improvement now on or which may be made 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. Vendor's copy to vendee shall be retained by vendor and a copy of the same shall be retained by the escrow holder. Taxes to be provided as of date of closing.

Vendor will, on the expiration hereof, make and execute in favor of vendee deed and sufficient instrument conveying the same to said property free and clear of all property taxes and other taxes, assessments, liens, charges or encumbrances, and agree not to make or permit any part of said property to become subject to any taxes, assessments, liens, charges or encumbrances, and agree to execute and record in favor of vendee deed and sufficient instrument conveying the same to said property free and clear of all property taxes and other taxes, assessments, liens, charges or encumbrances, and agree to execute and record in favor of vendee deed and sufficient instrument conveying the same to said property free and clear of all property taxes and other taxes, assessments, liens, charges or encumbrances.

Vendor will, on the expiration hereof, make and execute in favor of vendee deed and sufficient instrument conveying the same to said property free and clear of all property taxes and other taxes, assessments, liens, charges or encumbrances, and agree to execute and record in favor of vendee deed and sufficient instrument conveying the same to said property free and clear of all property taxes and other taxes, assessments, liens, charges or encumbrances.

VANDENBERG AND BRANDNESS

ATTORNEYS AT LAW
141 PINE STREET, OREGON, and Klamath Falls, Oregon
Klamath Falls, Oregon 97603
Telephone 503/882-5500
Instruments to be recorded in Klamath Falls, Oregon, and in the County of Klamath, State of Oregon, shall be recorded in the office of the County Clerk, Klamath Falls, Oregon, and in the office of the County Clerk, Klamath Falls, Oregon.

22025

STATE OF OREGON,

County of Klamath

ss.

BE IT REMEMBERED, That on this 17th day of September, 1979, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named RAYMOND W. CHALMERS and THELMA CHALMERS

known to me to be the identical individuals 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

CALIFORNIA
STATE OF ~~OREGON~~

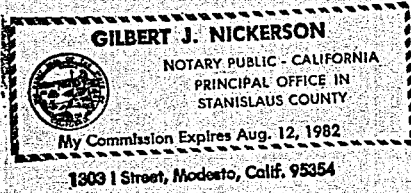
County of STANISLAUS

ss.

BE IT REMEMBERED, That on this 14th day of SEPTEMBER, 1979, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named EDWARD V. BROOKS and LOIS J. BROOKS

known to me to be the identical individuals 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.



Gilbert J. Nickerson
Notary Public for ~~OREGON~~ CALIFORNIA
My Commission expires August 12, 1982

Return To:

T/A -
Attn: Marlene

Send Tax Statements
Mr. & Mrs. Edward V. Brooks
210 High Street
Modesto, CALIF.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

ed for record at request of Transamerica Title Co.

on 17th day of September A. D. 1979 at 10:17 clock A M., one

fully recorded in Vol. 179, of Deeds on Page 2023.

W. D. MILNE, County Clerk
By Bernice J. Phelps

Fee \$10.50