(This contract should be executed in triplicate, acknowledged by seller and recorded in the deed records.)	Vol. <u>M79</u> Page 22550
THIS CONTRACT, Made this 21st day of Septe	
Harry J. and Beverly C. Jackson	, hereinafter called the seller,
witnesseth: That in consideration of the mutual coverage seller agrees to sell unto the buyer and the buyer agrees to purch scribed lands and premises situated in Klamath Cou	enants and agreements herein contained, the hase from the seller all of the following de-
House and lot described as The Northen Block 2 of Fairview addition to the County, Oregon	City of Klemath Falls,
	있는 하는 경우는 보고 있는 경우를 받는 것이 되는 것이 되었다. 2000년 - 1일 전 전 전 전 전 전 전 전 전 전 전 전 전 전 전 전 전 전
for the sum of twenty six thousand. (hereinafter called the purchase price) on account of which Dollars (\$.6000.00) is paid of	
hereby is acknowledged by the seller), and the remainder to be p to-wit: The balance of \$20,000 together with 1979 payable in equal installments each month for first installment to be paid October 21, 1979, and Payments to be made to Klamath County Title Co., 4	oaid at the times and in amounts as follows, interest at 11% per annum from Sept 25 years, inclusive of interest. The on the 21st of each month thereaft
This agreement is subject to a 1st Mortgage to Klawhich seller agrees to pay and hold buyers harmles	amath First Federal Savings & Loan, ss therefrom.
Buyers further agree to pay property taxes and to than \$26,000.	''호텔 '' : ['' : '' : '' : '' : '' : '' : '
All of said purchase price may be paid at any time; all deferred balances shall bear inter- until paid, interest to be paid	and # in addition to the minimum reg-
ular payments above required. Taxes on said premises for the current tax year shall be pured. The buyer warrants to and covenants with the seller that the real property described in the seller that the sel	prorated between the parties hereto as of this date.
*(A) primarily for buyer's personal, lamily, household or agricultural purposes, (B) for an organization or (even if buyer is a natural person) is for business o	or commercial purposes other than agricultural purposes.
The buyer shall be entitled to possession of said lands on in default under the terms of this contract. The buyer agrees that at all times he will ke in good condition and repair and will not sulter or permit any waste or strip thereof; tha liens and save the seller harmless therefrom and reimburse seller for all costs and attorne that he will pay all taxes hereafter levied against said property, as well as all water remmy be imposed upon said premises, all promptly before the same or any part thereof keep insured all buildings now or hereafter erected on said premises against loss or dan	at he will keep said premises free from mechanic and all other ey's fees incurred by him in defending against any such liens; hts, public charges and municipal liens which hereafter lawfully I become past due; that at buyer's expense, he will insure and
than \$	er, with loss payable lirst to the seller and then to the buyer soon as insured to the escrow agent hereinalter named. Now procure and pay for such insurance, the seller may do so and contract and shall bear interest at the rate aloresaid, without
the easements, building and other restrictions now of record, if any, and	
and the title insurance policy mentioned above, in escrow with escrow agent, with instructions to deliver said deed, together with the lire and title ins upon the payment of the purchase price and full compliance by the buyer with the term said purchase price and the respective installments thereof, promptly at the times provide	surance policies, to the order of the buyer ,his heirs and assigns, ns of this agreement. The buyer agrees to pay the balance of ided therefor, to the said escrow agent for the use and benefit
of the seller. The escrow lee of the escrow agent shall be paid by the seller and buyer in by the And it is understood and agreed between said parties that time is of the essence payments above required, or any of them, punctually within 20 days of the time lithen the seller at his option shall have the following rights: (1) to declare this contract	
ance of said purchase price with the interest intereon at once due and payable (7). (4) to foreclose this contract by suit, in equity, and in any of such cases, all rights against the seller hereunder shall tuterly cease and determine and the right to the acquired by the buyer hereunder shall revert to and revest in said seller without more contract.	and interest created or then existing in layor of the buyer as session of the premises above described and all other rights ct of re-entry, or any other act of said seller to be performed paid on account of the purchase of said property as absolutely.
Jully and perfectly as it this contract and such payments had never ent muce; and in- contract are to be retained by and belong to said seller as the agreed and reasonable ren- said seller, in case of such default, shall have the right immediately, or at any time the of law, and take immediate possession thereof, together with all the improvements and the buyer further agrees that failure by the seller at any time to require performance the sight hereunder to enforce the same, nor shall any waiver by saleller of an	of said premises up to the time of such default. And the terealter, to enter upon the land aloresaid, without any process of accountagers thereon or thereto belonging.
any succeeding breach of any such provision, or as a waiver of the provision itself. The true and actual consideration paid for this transfer, stated in terms of dollars consists of or includes other property or value given or promised which is the whole. In case suit is instituted to foreclose this contract or to enforce any provision in may adjudge reasonable as attorney's less to be allowed plainfilf in said suit and il ar	s, is \$
may adjudge treasonable as attorney's tres to be allowed plaintit in sait suit and it are court, the buyer further promises to pay such sum, as the appellate court shall adjudge. In constraing this contract, it is understood that the seller or the buyer may be requires; the singular pronoun shall be taken to mean and include the plural, the ma grammatical changes shall be made, assumed and implied to make the provisions here. This adversaries shall be find and invo to the benefit of, as the circumstances may	reasonable as plaintill's attorney's fees on such appeals
IN WITNESS WHEREOF, said parties have executed this dersigned is a corporation, it has caused its corporate name to be by its officers duly authorized thereunto by order of its board of	e signed and its corporate seal affixed hereto
Harry-Hackison e	. Refford Bourne
Polete, by lining out whichever phrate and whichever warranty (A) or (B) is not applicable, ranty (A) is applicable. Stevens-Neiss Form No. 1308 may be used for disclosures under the Lending Act and Regylation, Z unless the contract will become a first lien to finance the purch dwelling in which event Stevens-Neiss Form No. 1307 may be used.	rase of a vised Statutes, Section 93.030. (Notarial, gchnowles

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