

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 20 days of the time limited (thereof, 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 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 revest 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.

SELLER CANNOT AND WILL NOT SUBORDINATE HIS INTEREST AND BUYER IS AWARE THAT SELLER CANNOT AND WILL NOT SUBORDINATE HIS INTEREST.

1933 ET DO 300

50102 5' 501 50104 5' 01101

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 17,500.00.

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.

Harold Ray Tennent
HAROLD RAY TENNENT

Cindy D. Tennent
CINDY D. TENNENT

Carlos L. Curiel
CARLOS L. CURIEL

Darlene M. Curiel
DARLENE M. CURIEL

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

STATE OF OREGON,

County of Klamath

STATE OF OREGON, County of _____ ss.

Personally appeared _____

October 17, 19 79

Personally appeared the above named _____

HAROLD RAY TENNENT AND CINDY D. TENNENT

_____ who, being duly sworn,

each for himself and not one for the other, did say that the former is the

_____ president and that the latter is the

_____ secretary of _____

_____ a corporation,

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 be-

half 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, _____

(OFFICIAL SEAL) Darlene M. Addington

SEAL

Notary Public for Oregon

My commission expires 3-22-81

Notary Public for Oregon

My commission expires: _____

(SEAL)

State of California

County of Monterey

ss

— ACKNOWLEDGMENT — General —

On this 10th day of October, A. D. 19 79 before me,
L. Gollwitzer a Notary Public in and for the said
County and State, residing therein, duly commissioned and sworn, personally
appeared Darlene M. Curiel

known to me to be the person whose name _____ is subscribed to the
within Instrument, and acknowledged to me that he executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my official
seal the day and year in this Certificate first above written.

Notary Public in and for said County and State of California
May 25, 1980

NP 2 2/70 12740

State of California

County of Monterey

ss

— ACKNOWLEDGMENT — General —

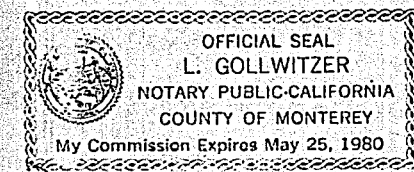
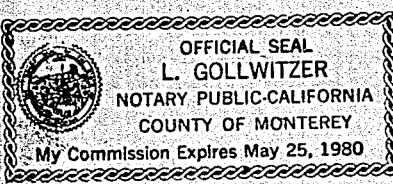
On this 11th day of October, A. D. 19 79 before me,
L. Gollwitzer a Notary Public in and for the said
County and State, residing therein, duly commissioned and sworn, personally
appeared Carlos L. Curiel

known to me to be the person whose name _____ is subscribed to the
within Instrument, and acknowledged to me that he executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my official
seal the day and year in this Certificate first above written.

Notary Public in and for said County and State of California
May 25, 1980

My Commission Expires



24487A

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 17th day of October A. D. 1979 at 3:49 o'clock P.M., and
duly recorded in Vol. M79, of Deeds on Page 24486

Wm D. MILNE, County Clerk

By Sumner H. Helwich

Fee \$10.50