

(This contract should be executed in triplicate, acknowledged by seller and recorded in the deed records.)

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1967

75739

THIS CONTRACT, Made this 1 day of February, 1979, between
Bruce D. Balbin and Delena Balbin, his wife
 hereinafter called the seller, and Bernice Jewel Covick or Bethel Elizabeth Smith
 hereinafter called the buyer,

WITNESSETH, That in consideration of the stipulations herein contained and the payments to be made as hereinafter specified, the seller hereby agrees to sell to the buyer and the buyer agrees to purchase from the seller, the following described real estate, situate in the County of Klamath, State of Oregon, to-wit:

The West half of the Southeast quarter of the Southeast quarter, all in Section 30, Township 35 South, Range 11 East, Willamette Meridian.

for the sum of Eight Thousand and 00/100 Dollars (\$ 8,000.00)
 (hereinafter called the purchase price) on account of which Eight Hundred and 00/100
Dollars (\$ 800.00) is paid on the execution hereof (the receipt of which
 hereby is acknowledged by the seller), and the remainder to be paid at the times and in amounts as follows,
 to-wit:

Balance of \$7,200.00 to be payable \$80.00 per month, including 8% interest.
 First payment due February 1, 1979 and further payments to be made on the
 first day of each month until the entire balance and interest are paid.
 There will be no penalty for pre-payment.

All of said purchase price may be paid at any time; all deferred balances shall bear interest at the rate of 8 per cent per annum from
February 1, 1979 until paid, interest to be paid monthly and being included in the minimum reg-
ular payments above required. Taxes on said premises for the current tax year shall be prorated between the parties hereto as of this date.

The buyer shall be entitled to possession of said lands on Feb 1, 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 rents, 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 not less

than 0.00 in a company or companies satisfactory 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 as soon as insured to the escrow agent hereinafter named. Now
 if the buyer shall fail to pay any of the 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.

Contemporaneously herewith, the seller has executed a good and sufficient deed (the form of which hereby is approved by the buyer) convey-
 ing the above described real estate in fee simple unto the buyer, his heirs and assigns, free and clear of incumbrances as of the date hereof, excepting
 the easements, building and other restrictions now of record, if any, and items of record commonly accepted

and has placed said deed, together with an executed copy of this contract
U.S. Nat'l Bank of Chiloquin, Oregon
 and the title insurance policy mentioned above, in escrow with U.S. Nat'l Bank of Chiloquin, Oregon to the order of the buyer, his heirs and assigns,
 escrow agent, with instructions to deliver said deed and policy to the order of the buyer, his heirs and assigns, upon the payment of the purchase price and full compliance by the buyer with the terms of this agreement. The buyer agrees to pay the balance of
 said purchase price and the respective installments thereof, promptly at the times provided therefor, to the said escrow agent for the use and benefit
 of the seller. The escrow fee of the escrow agent shall be paid by the seller and buyer in equal shares; the collection charges of said agent shall be paid

by the seller.
 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 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 bal-
 ance of said purchase price due and payable; (3) to withdraw said deed and policy and all other documents from escrow and for
 (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; 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 8,000.00. 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 is instituted to foreclose this contract or to enforce any provision hereof, the buyer agrees to pay such sum as the trial court
 may adjudge reasonable as attorney's fees to be allowed plaintiff in said suit and if an appeal is taken from any judgment or decree of such trial
 court, the buyer further promises to pay such sum as the appellate court shall adjudge reasonable as plaintiff'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 re-
 spective heirs, executors, administrators, successors in interest and assigns as well.

IN WITNESS WHEREOF, said parties have executed this instrument in triplicate; if either of the un-
 dersigned 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.

Bernice J. Covick
Bethel E. Smith

Bruce D. Balbin
Delena R. Balbin

*Strike whichever phrase not applicable. [For notarial acknowledgment, see reverse].
 NOTE—The sentence between the symbols @ if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

STATE OF OREGON, COUNTY OF KLAMATH, ss.

I hereby certify that the within instrument was received and filed for record on the 22nd day of
October A.D., 19 79 at 10:04 o'clock A M., and duly recorded in Vol. M79
 of Deeds on Page 24728.

FEE \$3.50

WM. D. MILNE, County Clerk

By Bernice J. Covick

Denitr