76579.713	vy Poyments: T/A#M-38-20290-Sevens-Nees LAW PUBLISHING CO., PORTLAND, OR 57204 CONTRACT_REAL ESTATE 01 M Page 26176
THIS CONTRACT, Made th	and day of
Jeffery A. Rulz an he right of survivor	, hereinafter called the serier, hereinafter called the serier, hereinafter called the serier, hereinafter called the buyer, rsbip, that he fee , hereinafter called the buyer, rv Vot of the mutual covenants and agreements herein contained, the onsideration of the mutual covenants and agreements herein contained, the the coller all of the following de-
ler agrees to sell unit the buyer ibed lands and premises situated	ronsideration of the mutual covenants and agreements herein contained, in onsideration of the mutual covenants and agreements herein contained, in onsideration of the mutual covenants and agreements herein contained, in onside a second covenants and agreements herein covenants, in onside a second covenants and agreements herein contained, in onside a second covenants and agreements herein contained, in onside a second covenants and agreements herein contained, in onside a second covenants, and agreements herein contained, and onside a second covenants and agreements herein contained, and onside a second covenants and agreements herein contained, and onside a second covenants and agreements herein contained, and defined agreement of the second covenants and agreements herein covenants and defined agreement of the second covenants and agreement of the second covenants agreement of the second covenants agreement of the definition of the second covenants agreement of the second covenants agreement of the definition of the second covenants agreement of the second covenants agreement of the second covenants agreement of the definition of the second covenants agreement of th
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ereof, contained in ok 304 at page 636 Reservations of L ereof, as disclosed,	Deed. Records. Of all minerals, including the terms and provision by instrumentious and annual bar against
ted May 19	Book: M-70, Page: 3900
ovisions thereof, ted : Decemb or continuation of t	ber 29, 1978 his document, see reverse side of this contract.) ve thousand and no/100Dollars (\$ 25,000.00.)
(hereinafter called the purchase Dollars ($\$$, 6 , 000 , 00) is pair seller); the buyer agrees to pay of the seller in monthly paymer	id on the execution hereof (the receipt of which is hereby acknowledge of the remainder of said purchase price (to wit: \$19,000.00) to the order ints of not less than Two hundred fifty-one and 09/100 ints of not less than Two hundred fifty-one and 09/100
payable on the 1st day of and continuing until said purch and deterred balances of said pu	each month hereafter beginning with the month of
the minimum monthly payment	to as of the date of this contract.
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100-01-38-38-10-38-30-00-Linza A 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 trequired, or any of them, punctually within 20 derest that time is of the essence of this contract, and in case the buyer shall fail to make the payments above trequired, or fail to keep any agreement berein contained, then the seller at his of the time limited therefor, or fail to keep any agreement berein contained, then the seller at his of the integrited, buyer of the time limited therefor, or fail to keep any agreement berein contained, then the seller at his of the time limited therefor, or fail to keep any agreement berein contained, then the seller at his the integrited by the longent bine contained, then the seller at his integrited by the longent bine contained, then the seller at his integrited by the buyer of the to the powers to be added to be payments and the right to the powers adding (2) to withdraw said deed and other documents from excove and/or (4) to forefore this contract by suit in favore the sole of the payments and the right to be performed and without any right of the buyer of return, reclamation or compensation for male on this contract and and all other rights acquired by the buyer of return, reclamation or compensation for the bayer to be adding reveal to asid seller, in case of such delault all payments had never been made; and irreasonable retu of asid seller, in case of such delault, and the said seller, in case of such delault, without any right delawed and reasonable return or thereal to said all treas to reasonable thereal to said seller, in case of such delault, without any right delawer to said seller, in case of such delault, shall have the right immediately, and apputentances thereon or shall any more thereal to said seller, in case of such delault, shall have the right immediately in the reader and irreasonable return or thereols to derest to said seller, in case of such delault and any provision hereol to all torea dr, $\int e^{-\frac{1}{2}} dx$ s ribed farely and promises situated in THE SENTINGING OF Section 27, Township 34 South, Range 7 East of the will anothe Meridian, vin the County of Klamath, State of Orecon. :priwolloj SHI OT The true and actual consideration paid for this transfer, stated in terms of dollars, is \$.2.5.,000.00 (DISWEVER, INS BURGET EDESIDETENDED CON-17 9 X 6 2 C H The true and actual consideration paid for this transfer, stated in terms of dollars, is \$2.2.5.0.00.0.000 (DISWEVER, The dollar Exhibited and the siste of entirchedresother property envalue gives a premised which is fait of the consideration (indicate which). The case suit or action is instituted to foreclose this contract or to enforce any provision hereol, the losing party in said suit or action and it is assessed atterney's less on such appeal. The true and the prevailing party in said suit or action and it is appeal is taken from any party's attorney's less on such appeal. The losing party line of such trial court may adjudge reasonable as attorney's less to be allowed the prevailing party in said suit or action and it is appeal is taken from any party's attorney's less on such appeal. The losing party line of such trial court she prevailing the big the source to be allowed the prevailing party in said suit or action and it is appeal is taken from any party's attorney's less on such appeal. The losing party line to be allowed the prevailing party in said suit or action the submable as attorney's less on such appeal. 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Rulz NOTE-The sentence between the symbols (). If not explicable, should be deleted. See ORS 93.030). 100323 Personally appeared the above named in the second present of the other, did say that the lormer is the second president and that the latter is the president and that the latter is the secretary of the latter is the secretary of the latter is the secretary of the latter is the latter is the secretary of the latter is the la and meet to be the provided of the loregoing instru-meet to be the provided of the loregoing instrument is the corporate seal of seid corporation and that the seal affixed to the foregoing instrument is the corporate seal of seid corporation by sufficiently of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed. 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SEAL) The provided of the foregoing instrument is the corporation of the foregoing instrument is the corporate seal (SEAL) (SEAL) (SEAL) (SEAL) (SEAL) Ct-re ORS 93.635 (1) All instruments, contracting to convey, fee title to any real property, at a time more than 12 months from the date that the instrument could and the parties are bound, shall be acknowledged, in the manner provided for acknowledgent of deeds, by the conveyor of the title to be con-instruments, or a memorandum thereof, shall be recorded by the conveyor not later than 15 days after the instrument is executed and the paries are bound thereby, note the training of the state of the state of contribution in the state of the state Recorded : January 4, 1979 Book: M-79 Page: 330 For . Joint user roadway across the South 30 feet of herein described property 5. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$5,000.00 Secure the payment of \$5,000.00 Dated Recorded: January 4, 1979 Book: M-79 Page: 331 Mortgagor Linda Dawn Paugh Mortgagee'' Robert' F: Parker and Golda E: Parker, which Buyers herein do 'not'assume and agree to pay, and Sellers' further covenant to and with -Buyers-that-the-said-prior-mortgage-shall-be-paid-in-full-prior-to, or at the time this contract is fully pald and that said above described real property will be released from the lien of said mortgage upon payment of this contract. 6. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$10,000.00 Dated Recorded . July 6, 1979 Mortgagor . Jack Ulam and Barbara Mortgagor Mortgagor Mortgagee ... Lynda Dawn Paugh Re-recorded : July 19, 1979 Book: M-792 Page: 417170, which Buyers herein do not assume and agree to pay, and Sellers further covenant Mortgagee to and with Buyers that the said prior mortgage shall be paid in full prior to, or at the time this contract is fully paid and that said above described real property will be reisased from the lientof said mortgage upon payment of this contract. (See attached Exhibit "A" and by this referenc incorporated herein as if fully set forth.) and the second sec

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Purchasers hereby agree, to furnish Sellers with proof of payment each year for taxes and fire insurance.

STATE OF OUR KOON, CALIFORNIA

23 - ACKNOWLEDGMENT SS LAW PUB. CO., PORTLAND, ORE. FORM NO. 2 STEVENS-NESS

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County of SANTA CLARP

BE IT REMEMBERED, That on this 3/50 day of October , 1979, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within namedJeffery A. Ruiz and Anne V. Ruiz

known to me to be the identical individual. 5. 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.

perelip

MARILYN K. KREDO MARILYN K. KREDO NOJARY PUBLIC - CALIFORNIA SANTA CLARA COUNTY My Commission Expires May 22, 1981

2 Tredo Notary Public for Oragon. CALIFORNIA My Commission expires

TATE OF OREGON; COUNTY OF KLAMATH;

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EXHIBIT