	NAC #8274	CON	NTRACT-REAL ESTATE	V-1m-		PORTLAND. OR. \$720	
	THIS CONTRACT, Made this Rosia E. Gregg	100				28983	
	Rosia E. Gregg	·· ···· · ····		December .	, 19	79, betweer	1
	and June June J. Luna			, nei	einalter ca	lled the seller,	,
	seller agrees to sell unto the buyer and scribed lands and premises situated in The East 112 foot of a	eration of the buyer Kla	the mutual cove agrees to purch math Cou	, ner enants and agreeme hase from the seller unty, State of	einafter cal nts herein all of the regon	led the buyer, contained, the following de- , to-wit:	•
	The East 112 feet of Lot a plat thereof on file in the Oregon.	4, Blo he off	ck ll of S ice of the	TEWART, accor County Clerk	ding to of Kla	the offi math Coun	cia ty,
	Subject, however, to the f l. Subject to liens and a Association.	6 7 -					
fo	or the sum of Fourteen thousan bereinafter called the purchase price), on	and an	d_no/100		-		
se of	eller); the buyer agrees to pay the remain t the seller in monthly arrows to fail the seller in monthly arrows to find	execution nder of sa	hereof (the recei id purchase price	pt of which is hereb (to-wit: \$12.00)	0.00/100 By acknowle	edged by the	
D	ollars (\$ 250,00) each Or mc		Iwohundr	ed_fifty_and	no/100		
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And it is understood and agreed between said parties that time is of the essence of this contract, and in case the buyer shall lail to Grave the option shall have the following rights: (1) to declare this contract null and void, (2) to declare the whole unpaid principal balance of said spurchase the interest thereon at once due and payable, (3) to withdraw said deed and other documents from excow and/or (4) to foreclare the gravity, and in any of such cases, all rights and interest created or then estimate in havor of the buyer shall lail to grave the software the interest thereon at once due and payable, (3) to withdraw said deed and other documents from excow and/or (4) to foreclore this contract said and the right in the possession of the principal balance of said spurchase of said software rights acquired by the buyer to foreclore shall vertice this contract and account of the possession of the principal software above decribed and all have of the buyer betternder shall vertice this contract and account of the purchase of said purchase above decribed and all pay methods and software shall be to and revertice as of such default. And the said end this contract are to be related by and belong to the buyer of return, reclamation or competities up to the time of such default. And the said eller to ace of such default, shall have the fight of the buyer at return, reclamation or competities and foreeraad. Without any right of the agrees that failure by the seller at any time to require performance by the buyer of any orovision hered shall reverbeen made on the constant thereoil, together with all have the tight immediately, or all reasonable reverbeen made on the constant any process of law, and take immediate possession thereoil, together with all the improvements and such pay time thereester, to and reverbeen made on the constant of the seller hereond belong in the seller hereond be seller hereond belong to and reverbeen made on the constant of the possession thereol, together with all have the tight immediately 28984 buyer shall fail to make the paymen herein contained, the the seller at h ipal balance of said purchase price will in foreclose this contract by suit i

n lor nd in Maid na alloressed, without any process of the , and the full training previous performance by the buyer of any provision hereof shall in no way affect his 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 breach of 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 such provision, or as a waiver of the provision itself. right h

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$14,000.00 (Moneyer, the actual consideration construction to enforce any provision hereof, the losing party in said suit or action agrees to pay such and the trial court is instituted to forefore this contract or to enforce any provision hereof, the losing party in said suit or action and it an appeal is taken from any adjudge reasonable as attorney's leves to be allowed the prevailing party in said suit or action and it an appeal is taken from any is the reasonable as attorney's leves to be allowed the prevailing party in said suit or action and it an appeal is taken from any is the prevailing party in the actual equivalence of auch trial court, the losing party further promises to pay such any appeal is 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 prevailing party to corporations and the function, and that generally all grammatical changes here agreement shall be dimeted to the prevains hereof apply quality to corporations and to individuate. 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 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. Rosia E. Gregel

Santos J. Luna Luno NOTE-The sentence between the symbols (), if not applicable, should be deleted. See ORS 93.630).

STATE OF OREGON,	
County of Klamath	STATE OF OREGON, County of
10 79	
	rersonally appeared
Rosia E. Gregg and Santos J. Luna	and
	each lor himself and not one lor the start who, being duly sworn,
	provident the lormer is the
ment to be their voluntary act and deed.	president and that the latter is the secretary of
ment to be their voluntary act and deed.	secretary of
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OFFICIAL CARDA and the	half of said one and that said instrument was all is the corporate seal
Notery Public tor Oregon My commission expires 3-19-81	half 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:
Notice n Street	orally act and deed.
My compared for Oregon	
My commission expires 3-19-81	Notary Public lor Oregon (SEAL) My commission expires:
	Solution expires:

veye

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 cuted and the parties are bound, shall be acknowledged, in the manner provided for acknowledgement of deeds, by the conveyor of the title to be con-se bound thereby. y. Violation of ORS 93.635 is punishable, upon conviction, by a fine of not more than \$100. ORS 93.990(3) (DESCRIPTION CONTINUED)

STATE OF OREGON; COUNTY OF KLAMATH; 5.

filed for record at request of _____O. W. Goakey, Atty.

his 18th day of December A. D. 1979 at 0:12 clock M., and

__ on Page_28983 WE D. MILNS, County Cleri WE D. WILNE County By Dernscha Speloch

Fee \$7.00