

CONTRACT—REAL ESTATE Vol. 78 Page 901

THIS CONTRACT, Made this 11 day of December, 1978, between
Wayne N. Horton and Shirley Y. Horton, husband and wife,
and Victor Santangelo and Marie Santangelo, husband and wife,

hereinafter called the seller,
hereinafter called the buyer,
WITNESSETH: That in consideration of the mutual covenants and agreements herein contained, the
seller agrees to sell unto the buyer and the buyer agrees to purchase from the seller all of the following de-
scribed lands and premises situated in Klamath County, State of Oregon, to-wit:

Lots 9 and 10 in Block 34 of SECOND ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:

1. Assessments and charges of the City of Klamath Falls for monthly water and/or sewer service.
2. Trust Deed, including the terms and provisions thereof, executed by Wayne N. Horton and Shirley Y. Horton, husband and wife, as grantors, to William Ganong, Jr., as trustee for First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation, as beneficiary, dated May 25, 1976, recorded June 2, 1976, in Volume M-76, page 8148, Microfilm Records of Klamath County, Oregon, to secure the payment of \$34,650.00 plus additional advances, which Buyers herein do not assume and agree to pay, and Sellers further covenant to and with Buyers that the said prior Trust Deed shall be paid in full prior to, or at the time this Contract is fully paid and that said above-described real property (For continuation of this document, see reverse side of this contract.) for the sum of Sixty thousand and no/100 Dollars (\$60,000.00) (hereinafter called the purchase price), on account of which Ten thousand and no/100 Dollars (\$10,000.00) is paid on the execution hereof (the receipt of which is hereby acknowledged by the seller); the buyer agrees to pay the remainder of said purchase price (to-wit: \$50,000.00) to the order of the seller in monthly payments of not less than Four hundred seventy-six and 17/100 Dollars (\$476.17 plus 1/12 of the taxes each year) each, or more, prepayment without penalty,

payable on the 10 day of each month hereafter beginning with the month of January, 1980, and continuing until said purchase price is fully paid. All of said purchase price may be paid at any time; all deferred balances of said purchase price shall bear interest at the rate of 11 per cent per annum from December 1/10, 1978, until paid, interest to be paid monthly and in addition to being included in the minimum monthly payments above required. Taxes on said premises for the current tax year shall be pro-rated between the parties hereto as of the date of this contract.

The buyer warrants to and covenants with the seller that the real property described in this contract is
* (A) primarily for buyer's personal, family, household or agricultural purposes;
~~(B) for business or commercial purposes, other than agricultural purposes.~~

The buyer shall be entitled to possession of said lands on closing 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 if 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 full insurable value.

not less than \$ 30 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 to the seller as soon as insured. Now if the buyer shall fail to pay any such liens, 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.

The seller agrees that at his expense and within 30 days from the date hereof, he will furnish unto buyer a title insurance policy insuring (in an amount equal to said purchase price) marketable title in and to said premises in the seller on or subsequent to the date of this agreement, save and except the usual printed exceptions and the building and other restrictions and easements now of record, if any. Seller also agrees that when said purchase price is fully paid and upon request and upon surrender of this agreement, he will deliver a good and sufficient deed conveying said premises in fee simple unto the buyer, his heirs and assigns, free and clear of encumbrances as of the date hereof and free and clear of all encumbrances since said date placed, permitted or arising by, through or under seller, excepting, however, the said easements and restrictions and the taxes, municipal liens, water rents and public charges so assumed by the buyer and further excepting all liens and encumbrances created by the buyer or his assigns.

(Continued on reverse)

IMPORTANT NOTICE: Delete, by lining out, whichever phrase and whichever warranty (A) or (B) is not applicable. If warranty (A) is applicable and if the seller is a creditor as defined in the Truth-in-Lending Act and Regulation Z, the seller MUST comply with the Act and Regulation by making required disclosures; for this purpose, use Stevens-Neess Form No. 1308 or similar unless the contract will become a first lien to finance the purchase of a dwelling in which event use Stevens-Neess Form No. 1307 or similar.

<p>SELLER'S NAME AND ADDRESS</p> <p>Wayne N. Horton and Shirley Y. Horton</p>		<p>STATE OF OREGON,</p> <p>County of <u> </u></p>	
<p>BUYER'S NAME AND ADDRESS</p> <p>Victor Santangelo and Marie Santangelo</p>		<p>I certify that the within instrument was received for record on the <u> </u> day of <u> </u>, 19<u> </u>, at <u> </u> o'clock <u> </u> M., and recorded in book <u> </u> on page <u> </u> or as file/reel number <u> </u>, Record of Deeds of said county.</p>	
<p>After recording return to:</p> <p><u> </u></p>		<p>Witness my hand and seal of <u> </u> County affixed.</p>	
<p>NAME, ADDRESS, ZIP</p> <p><u> </u></p>		<p>Recording Officer</p> <p>By <u> </u> Deputy</p>	
<p>Until a change is requested all tax statements shall be sent to the following address:</p> <p><u> </u></p>			
<p>NAME, ADDRESS, ZIP</p> <p><u> </u></p>			

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 30 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 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 interests created or then existing in favor of the buyer against the seller hereunder shall utterly cease and terminate, and the right to the possession of the premises above described and all other rights acquired by the buyer hereunder shall revert to and vest 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, 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 \$60,000.00. (However, the actual consideration consists of or includes other property or value given or promised which is not stated in this consideration.)

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.

Wayne M. Horton
Shirley Y. Horton
Victor Santangelo
Marie Santangelo

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

STATE OF OREGON,

STATE OF OREGON, County of _____, 19____.

County of Klamath

December 1-15, 1976

Personally appeared the above named Wayne N. Horton and Shirley Y. Horton and Victor Santangelo and Marie Santangelo and acknowledged the foregoing instrument to be their voluntary act and deed.

Personally appeared _____, 19____, and _____ 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 behalf 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)

Notary Public for Oregon
My commission expires _____

Notary Public for Oregon
My commission expires _____

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 is executed and the parties are bound, shall be acknowledged, in the manner provided for acknowledgment of deeds, by the conveyer of the title to be conveyed. Such instruments, or a memorandum thereof, shall be recorded by the conveyer not later than 15 days after the instrument is executed and the parties are bound thereby.

ORS 93.635 (3) Violation of ORS 93.635 is punishable, upon conviction, by a fine of not more than \$100.

(DESCRIPTION CONTINUED)

will be released from the lien of said Trust Deed upon payment of this Contract.

3. Right of Way Easement, including the terms and provisions thereof, given by Wayne Horton and Shirley Y. Horton to Pacific Power and Light Company, a corporation, dated October 6, 1976, recorded November 22, 1976, in Volume M-76 page 18558, Microfilm Records of Klamath County, Oregon.

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

It is hereby agreed by and between the parties hereto that Buyers herein cannot pay the Contract in full for a period of five (5) years without the written consent of the Sellers had in writing or by mutual consent.

It is further agreed by and between the parties hereto unless otherwise expressly provided herein, no interest in this Contract, nor in and to the properties herein agreed to be sold and conveyed, or any part thereof, shall be sold, conveyed, or in any other manner transferred, assigned, or encumbered by the Buyers without the written consent of Sellers first obtained in writing, but approval will not be withheld without due cause.

Sellers will pay by November 30th of each year all real property taxes levied and assessed against the real property. The amount of such payment shall be added to and become a part of the principal balance of the purchase price to be paid by Buyers and shall draw (for continuation of this Contract see attached Exhibit "A" and by this reference incorporated herein)

interest at the contract rate from the date of payment. A receipt issued by the taxing body showing payment, when produced by the Sellers, shall constitute satisfactory proof of payment to the extent of the sums receipted for and shall further constitute sufficient authority to add the sums receipted for to the balance of the purchase price of this contract.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

is 15th day of January A. D. 1980 at 4:15 clock ^P M., on

ly recorded in Vol. 1880, of Deeds on Page 901

Wm D. MILNE, County Clerk

By Bernetha W. Heltsch

Fee \$10.50