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(c) The Seller on receiving payment of all amounts of money mentioned herein

Should the Buyer fail to make said payments or any thereof when due or

shall execute a grant deed for said property in favor of said Buyer and shall deliver said deed to said Buyer. As of the date of delivery of deed the Seller shall supply the Buyer with a Policy of Title Insurance or Certificate of Title, to be issued by a reliable title company; which shall show the title to said property to be merchantable and free from taxes, assessments, liens and encumbrances, except such thereof as are set forth herein and such thereof as may be suffered or created hereafter by the Buyer. The Buyer shall pay for said evidence of title unless otherwise set forth herein.

fail to comply with the conditions, covenants and agreements set forth herein, the amounts paid hereon may be retained by the Seller as the consideration for making this agreement and thereupon the Seller shall be released from all obligation in law or equity

STATE OF OREGON; COUNTY OF KLAMATH; &

Filed for record at request of ____Land Heritage Corp.

January A. D. 1980 at 249 clock A.M., or

personally appeared ____

known to me to be the person whose name is subscribed to the within instrument as a witness thereto, who being by me duly

94-498 Ala Poai Street, Mililani Twn, tha

personally known to <u>him</u> to be the person described in, and whose name is subscribed to the within and annexed instrument, execute the same; and that affiant subscribed their

* Vern H. Lilenquist

sworn, deposed and said: That he resides at

he was present and saw Vern H. and Iris Ann K. Lilenquist

name thereto as a witness to said execution.
Signature Light Canhon.

to convey said property and any occupancy of said property thereafter by said Buyer shall be deemed to be and be a tenancy at the pleasure of the Seller and said Buyer shall never acquire and expressly waives any and all rights or claims of title because of such possession. (e) Should the Seller sue the Buyer to enforce this agreement or any of its terms, the Buyer shall pay a reasonable attorney fee and all expenses in connection The Seller reserves the right to deliver the deed, at any time during the therewith. term hereof, and the Buyer, in lieu of this agreement, shall execute and deliver to said Seller, or his nominee, a note for all amounts of money then unpaid and said note shall be; secured by a Deed of Trust on said property and said Buyer shall likewise execute and deliver said Deed of Trust concurrently with the delivery of said note. end (g) E The waiver by the Seller of any covenant; condition or agreement herein contained shall not vitiate the same or any other covenant, condition or agreement contained herein and the terms, conditions, covenants and agreements set forth herein shall apply to and bind the heirs, successors, and assigns of each of the parties hereto. Time is the essence of this agreement. anoiri(h) a All words used in this agreement, including the words Buyer and Seller, was a shall be construed to include the plural as well as the singular number and words used Scherein in the present tense shall, include the future as well as the present and words न्त्र देश्वर्ष के the masculine gender shall include the feminine and neuter. कि निवार जीनिक teach :2, 1968 in Volume Me8 of deeds on Pages 8257-Records and any subsequent amendments thereto as recorded in Official congreter from the tropposition of seller to lie vinues lies of tropposition of the self-confidence of the self-co Land Heritage Corporation By Plut R. Unter - PRESIDENT Suite 938, Pacific Trade Center Honolulu, HI 96813 By Grantees Name and Address: Vern H: and Iris Ann K. Lilenquist FIN OF DATECTIONS 95-031 Kuahelani AVe., #237 BUYER(s): Mililani Town, HI 96789 Ted in ecelpt whereof is hereby admoviedaded After recording return to: Suite 938, Pacific Trade Center Honolulu, HI 968131 and I muons rag muin -ersiuntilla changelistrequested; all bisc ed il io tax statementsishallabersentato and tarathi bha incloning io constant and linu ralia the Hall made by the Suyer and shall be paid with lawful money of the Layronia to be made by the Suyer and shall be paid with lawful mode by the Suyer and shall be paid with lawful money of the Layronia to be made by the Suyer and shall be paid with the Layronia to be made by the Suyer and shall be paid with the Layronia to be made by the Suyer and Suyer Suite 938, Pacific Trade Center Honolulu, HI 96813 DOTTION IT IS AGREED AS FOLLOWS TO WIT STATE OF HAWAII, COUNTY OF Honolulu <u>January 16, 1980</u> the undersigned, a Notary Public in and for said County and State, Robert R. Cloutier

FOR NOTARY SEAL OR STAMP