upon the land.

, 1980 , between

hereinafter called the seller, and Jon Louis McComb and Jon Louis McComb, Jr.

....., hereinafter called the buyer,

WITNESSETH, That in consideration of the stipulations herein contained and the payments to be made as hereinalter 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:

Parcel 1, A parcel of land situated in Lot 3, Block 4, Tract 1083-Cedar Trails more particularly described as follows:

Beginning at a 5/8" iron pin at the Southeast corner of said Lot 3, Block 4, thence NOO °04'07"W 421.85 feet along the East line of Lot 3, Block 4, to a 1/2" iron pin at the Northeast corner of Lot 3, Block 4, thence \$89°45'10"W 154.89 feet along the North line of Lot 3, Block 4, to a 1/2" iron pin, thence \$9°04'06E421.69 feet to a 1/2" iron pin on the South line of Lot 3, Block 4, thence N89°48'43"E 154.89 feet along the South boundary of Lot 3, Block 4, to the point of beginning, containing 1.5 acres, more or less. SUBJECT TO: Any and all easements and right of ways of record and those apparent

for the sum of Eleven Thousand Nine Hundred Dollars Dollars (\$ 11,900.00 (hereinafter called the purchase price), on account of which Fourteen Hundred Dollars Dellars (\$ 1,100.00) 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: \$ 10,500,00) to the order of the seller in monthly payments of not less than One hundred thirty one Dollars (\$ 131.63) each, Month and sixty three cents

payable on the 28 day of each month hereafter beginning with the month of March, 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 until paid, interest to be paid monthly and * being included in February 28, 1980 the minimum monthly payments above required. Taxes on said premises for the current tax year shall be prorated between the parties hereto as of the date of this contract.

The bayer shall, e-entitled to passession of said lands on he as not in detaillt urder the terms of this contract. The hiver agrees that all times he will keep the buildings on said premies, now or hereafter tere tea, in fixed condition and repair and will not suffer or permit any water or strip thereof; that he will keep said premies, now or hereafter and all other here and save the seller harmless therefrom and reminuses see iror all costs and attorney's fees incurred by him in defending adainst any such I ens, that he will pay all taxes hereafter levied against said property, as well as all water rents, public charges and municipal liens which hereafter levil upon said premises, all promptly before the sample 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

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 lens, 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 dobt secured by this contract and shall hear interest at the rate aloresaid, without waiver, however, of any right arising to the seller for haver's breach of contract.

to and become a part of the dobt secured by this contract and shall hear inverest at the rate alcressid, without waiver, however, of any tight arising to the self-et of hover's breach of contract.

The selfer afters that at his expense and within a days from the fale breach, he will furnish unto hover a title insurance policy are in an amount quality said problems, prices marketable title in and a said premise; in the selfer on or subsequent to the date of this agreement, and and expense the until problem and problems and the limiting and offer restrictions and expensents now of record, if any Selfer also agrees that when said prichase problems and and upon surrender of this agreement, he will deliver a good and sufficient deed convexing some and the propose who the buser, his heirs and assigns, tree and clear of encumbrances as of the date bereof and free and clear of all encumbrances are add the placed, permitted or arising by, through or under seller, excepting all liens and encumbrances created by the buser or his assigns.

lits, water rems and public charges so assumed by the buyer and further excepting all liens and encumbrances created by the buyer or his assigns.

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 fastmerts above required, or any of them, punctually within ten days of the time limited therefor, or fail to keep any agreement herein contained, then the selfen this options shall have the following rights: (1) to declare this contract null and void, (2) to declare the whole unpaid principal balance of sail parchase parce with the interest thereon at once due and payable and or (3) to foreclose this contract by suit in equity, and in any of which cases all rights and interest treated or then existing in layor of the huyer as against the selfer hereunder shall utterly case and determine and the right is the payaryon of the premises above described and all other rights acquired by the buyer hereunder shall except to and reverst in said selfer without any action of the purchase of said selfer 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 that never been made, and in case of such default all payments therefolior render on this contract are to be retained by and belong to said selfer as the agreed and reasonable error of such permessing to the time of such default. And the said selfer, in case of such default, shall have the right immediately, or at any time thereafter, to enser upon the land aloresaid, without any process of law, and take immediate possession thereof, together with all the improvements and appurtenances the tentor of therethe belonging.

The best effective the children the contract are

The buver hither agrees that failure by the seller at any time to require performance by the buyer of any provision bereof shall in no way affect is 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.

In case suit or action is instituted to loreclose this contract or to enforce any of the provisions bereof, the buyer agrees to pay such sum as the trial court may adjudge reasonable as afformer's lees to be allowed pluntiff in said suit or action and if an appeal is taken from any judgment or decree of such trial court, the luyer further promises to pay such sum as the appellate court shall guidge reasonable as plaintiff afformer's lees on such

In constraint, this contract, it is understood that the seller or the bijeer may be more than one person, that if the contest so requires, the singular pronoun shall be taken to mean and include the plural, the massivine, the leminine and the neuter, and that generally all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to constraints and to individuals.

IN WITNESS WHEREOF, said parties have hereunto set their hands and seals in duplicate on this, the day and year first above written.

(SEAL)

Sinks who hever phrase not applicable.

For sociating a knowle lignent, see reversely

... (SEAL)

		·	CONTRACT, AS I	OLLOWS:	1907
Ŧ	RECEIVED PAYMEN	S ON WITHIN	E INSURANCE INTERES	INTEREST PRINCIPAL	PRINCIPAL BALANCE
1.000 HAMES 170°	TEREST PRINCIPAL PAID TO	PRINCIPAL DAT	OR TAXES		
CH TARES					
				13 - 1	CKNOWLEDGMENT
				STEVENS NESS LAW PU	R CT . BISH TI AND IS IT
TATE OF O	REGON,	55.			~
	HEMELY	}		Morch	19 80
pr IT	REMEMBERED, The undersigned, a Notary	it on this	said County and S	tate, personally ap	peared the within
helore menth	e undersigned, a Notar)	SLOCK			
named K	ne to be the identical i	****	and who t	executed the withi	n instrument and
	ne to be the identical i	ndividual described the	ribed in and will same freely and vol	intarily.	hand and affixed
acknowledge	ed to me that	IN TESTIMON	same freely and vol- y WHEREOF, I ha may official seal th	e day and year la	st above written.
		Som h 1	noton		
		DONNA K. MATI	ES OFF Not	ary Public for Ore	egori.
	\200 S	/ NOTARY PUBLIC-ON Lampission Expires _ L	Sommission	expires -	
			#		
			and a second		
		is with the second seco	instru- on the 1930, scorded 16	Recorder. Deputy.	
•	ino,	19	n instra 1 on 1 19 3 record 506 arty.		. 2
Ţ	e. 97627 and Jon Loui		tor record of tor record of M., and reson on page (19) said County hand and	Clerk To Ch.	. 97627
	1762 d Jo	Block 30N,	he wir for reconstruction managed Canada hand	3	•
CONTRAC GROWN NO. 766	Robert E. Corbin Box 577 Address Keno, Ore. 97627 Jon Louis McComb and Jon Louis McComb, Jr. Address 185 Lund Ave, Hayward C	Block OREGON,	noty of that the within was received for record day of the B.M., and the B.M. and t	affixed. D. Milne County Media 57.39 Fige \$7.39 AFFER RECORDING	Robert E. C. Box <i>577</i> Keno, Ore.
	E. Corbin T. Keno. Ore. As McComb a Jr. Jr.)RE	County of that the inent was received to the inent was received to the ine book 1332 o'clock Pin book 1332 o'c	The Co.	Robert Box 37 Keno,
bio so	E. Corl 77 Keno. nis McC nis McC		County of I certify th at was receiv (thday of 3:32.000c book Witness	County affixed In. D. Bycleunethe	Rol Bo Ke
7	tobert E. Co Box 577 Address Kens Jon Louis M McComb, Jr. Address 185	Dated Lot Addition STATE OF	County I certificate was L(L) day t 3:32. n book Record of	unty Sole	
	Robert E. Box 577 Address Jon Louis McComb. Address Address	Dated Lot Additi	Course of the co	8 6 1	and the second second second
	Tob Bo Jor Moc		er et 🎫 i i kilo i tropica e e i		
	0	ALIFORNIA)			, 19
STA	TE OF DECE	ζ,	on this 3		March , 19 nally appeared the w
c	ounty of Alameda te me, the undersigned, te houls	a notary public ir	and for said count on Louis McCo	mbIr	en e
belo	re me, the undersigned,				e within instrument
	wn to me to be the ide	:ainidual s	described in and	Who execute	
kno a - t-	wn to me to be the ke nowledged to me that	they execu	red the same	OF, I have hereun	year last above writ
as K	and the second s		****	_	year last above write
	OLITA SI	AASTINEZ	18	ntinea &	. Wexan Cali
) 	N. A. S.	CAURDINA E		Notary Public	tor Gregate
	William St. 20 Ext. 1.	१८४५ र. २.४. १४४४ १.२८२,३५६ इ.स्टब्स्ट्रेस्टर	My com	Mission Care	
ے. •		•			3 5 5 °
•					