B2219	YOI. 7#80 - 1000
THIS CONTRACT, Made the 7 day of March Michael B. Jager and Margaret H. Jager, (H&W) and Clark J. Kenyon, a single man	
nd: Inn t. Johnson and Lois A. Johnson, (H& 2)	, hereinafter called the seller,
WITNESSETH: That in consideration of the mutual covenants and other agrees to sell unto the buyer and the buyer agrees to purchase from a ribed lands and premises situated in Klamath County, State	, hereinafter called the buyer, agreements herein contained, the
Lot 8, Block 5 Tract 10:9 Yonna Woods	
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and a standard standa	tyr, j α
	Dollars (\$ 7,950.00 ) ad Ninty Five Dollars

payable on the 15 day of each month hereafter beginning with the month of April , 19 80, and continuing until said purchase price is fully paid. All of said purchase price may be paid at any time; all deterred balances of said purchase price shall bear interest at the rate of 9% per cent per annum from

the minimum monthly payments above required. Taxes on said premises for the current tax year shall be proied between the parties hereto as of the date of this contract. No pro-rates

The buyer warrants to and covenants with the seller that the real property described in this contract is (A) primarily the buyers presents family, bouched as againstitude purposes, (B) for an organization or (even it buyer is a natural period is for business or commercial purposes other than agricultural purposes. (3) for an organization or (even if buyer is a natural person) is for business or commercial purposes other than agricultural purposes. The buyer shall be entitled to possession of soid lands on DDDSIDD, 19 BD, and may retain such possession so long as the is not in default under the terms of this contract. The buser agrees that at all times he will keen the huildings on said premises, now or bereafter and all other liens and save the seller harmines therefrom and reindower waste or strip thereoil; that he will premises there from mechanics after law under weight seller harmines therefore against said promptly, lefter the same or any part thereof prome past due; that a buyer separate weight immer and keep insured all buildings now or hereafter exceed on said premises against loss or damage by fire (with extended coverage) in an amount NORE

multi-and explored and advantage has a structure excession and plants advantage of the seller, with loss payable first to the seller and then to the buyer and their sensetise intervents may appear and all policies of insurance, to be delivered to the seller as soon as insured. Now it the buyer shall laid to pay any their sensetise intervents may appear and all policies of insurance, to be delivered to the seller as soon as insured. Now it the buyer shall laid to pay any the settler is extended and any policy and pay for such insurance, the seller may do so and any payment so made shall be added the setler to buyer a breach of contract <u>BDED principal 1 reduced 50%</u> The setler agrees that at his sepense and within <u>1 reduced 50%</u> using tim as anount equal to side puchase price) marketable tim in add promises in the seller on or subsequent to the date of this agreement, and principal equal to side puchase price) marketable time in a side premises in the seller on or subsequent to the date of this agreement, and principal equal to side puchase price) marketable time and the varied of this agreement, he will deliver a food and sulficiend or drive shall and upon request and upon the date of this agreement, he will deliver a food and sulficiend or drives and were wide the placed, permitted or arising by, through or under superping, huwever, the said eccements and termination and allow agrees that when were said the placed, permitted or arising by, through or under superping, huwever, the said eccements and termination and all encombances form, ware tents and public charges so assumed by the buyer and lutther excepting all the superping and eccembrance and termination and termination and termination and terminations and terminations and terminations and terminations and termination and terminations and terminations and termination and termination and termination and termination and termination and terminations and termination and termination and termination and termination and terminating and termination and terminati

here, water tents and public charges so assumed by the buyer and lutther excepting all liens and encumbrances created by the buyer or bit assigns. And it is understood and agreed between said parties that time is of the essence of this contract, and in case the buyer or bit assigns. The solite at his option shall have the following rights: (1) to declare the immlined therefor, or fail to keep any agreement herein contained, then all rights and interest created between said parties that time is of the essence of this contract. all rights and interest created between the following rights: (1) to declare the solite class the solite class the buyer of bit assigns. (2) to declare the whole unpaid principal barries of the buyer as adained the solite class this contract by suit in equity, and in any of the hard of the solite class the solite solit is equipal principal barries of the buyer of the buyer as adained the solite beread with the mine and the right acquired by the buyer of the solite solite shall utterfy cease and determine and the right to the of accentry, or any other with out and property as absolutely, fully and performed shall revert to and treats in and soliter without any right of the buyer of return, reclamation or compression for more so and encender to the more to and property as absolutely, fully and performs if this contract and such payments had never been made on this contract are to be retained by and belong to said seller as the agreed and resonand on the any method and any return to the large and without any process of leaves of a with the solite as the agreed and resonand or the provention belong to said seller as the agreed and resonand on the solite solite and any and belong to said seller as the agreed and resonand and any more solid seller as the agreed and resonand on the solite solites and without any process of law, and the importing the advit and belong to said seller as the agreed and essence in said therein or t

The huser further actives that failure by the seller of any time to require performance by the buyer of any provision hereof shall in no way affect. The huser further actives the same, nor shall any waiver by said seller of any breach of any provision hereof be held to be a waiver of any suc-breach of uny such provision, or as a waiver of the provision (sell.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 7,950,00.

In case suit or action is instituted to interconse this contract or to enforce any of the solution and the solution (indicate which) (in the solution of the s In constraining this contract, it is understand that the value of the histor may be more than one person; that if the contest so requires, the singu-mous shall be taken to mean and imbule the plural, the maxulue, the fermine and the neuter, and that generally all genumatical change shall be, assumed and implied to make the provisions breed apply equally to corporations and to individuals. for promision be insole, and

IN WITNESS WHEREOF, suid parties have executed this instrument in duplicate; 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. Buyers:

Jon E. Johnson Sellers: C 2 Micina Matoria Matoria Matoria Michael Margaret M I Unit L. JUITTISUIT LOIS E. JUMMSUN IMPORTANT NOTICE: Delete, by lining out, whichever phrate and whichever warranty (A) or (B) is warranty (A) is applicable and II the seller is a crediter, as such went is chefined in the Truth-Inc. warranty (A) is applicable and II the seller is a crediter, as such went is chefined in the Truth-Inc. I so the seller MUST comply with the Art and Regulation by muking required disclasures; f realling in which event use Stevens-Ness Form Ne. 1307 or similar. Martinet between the symptotic the symptotic should be did to the symptotic should be should be did to did to did the second statutes, is not applicable, n-Lending Act and for this mumor bols (1), (f not deleted; see Ore Section 93.030, ment on reverse). the purchase 

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STATE OF OREGON; COUNTY OF KLAMATH; S. Filed for record at request of \_\_\_\_\_Klawath\_County\_Tilte\_Co.\_\_\_\_ nis 21st\_\_ day of \_\_\_\_March\_\_\_\_\_A. D. 19\_30 at 2:58' clock P M., and \_\_\_\_ on Page 5406 wity-recorded in Vol. \_\_\_\_\_\_\_\_ of \_\_\_\_\_\_\_\_ WE D. MILNE, County Cly. By Bernitha D - Jeloch

V. La . 1948 : & Jacks Harris April 18 Horas Harris 1878 - 18 Arrest - 18

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Fee \$7.00

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