DETIER	84148	CONTRACT	REAL ESTATE		
A BONG HIS	CONTRACT, Made	this 3rd de	ay of	v	, 19.80 betwe
Danny S.	Worley and M	eredith A. Wor	lev, husban	d and wife, herein, herein	
and Larr	y D. East		••••		
117 T T	ESSETU. That is a	consideration of the m		, herein	
agrees to sell	unto the buyer and	the buyer agrees to p	urchase from the	seller all of the foll	owing described lar
and premises	situated inKla	math	County, Si	tate ofOrego	n, to-w
The N's o	f Lot 603 in	Block 103 as s	hown on the	map entitled	
"MILLS A	DDITION TO TH	E CITY OF KLAM Page 11 in th	ATH FALLS",	filed Novemb	er
Recorder	of said Klam	ath County.		the county	
Subject,	however, to	the following:		a the City of	
1. Sewe Klamath		se charges, if	any, due t	o the city of	
		ng the terms a		ns thereof	
Dated Recorded		March 31, 197 March 31, 197		M76. Page 45	15.
		Klamath Count	y Microfilm	Records	
Vendor	:	Harold P. Hen husband and w		guerite A. He	nris,
Vendee	•	Danny S. Worl	ev and Mere	dith A. Worle	у,
not see	me and sames	husband and w to pay, and Se			
and with	Buyer that	the said prior	contract s	hall be paid	in
full pri	or to, or at	the time this a	contract is	fully paid a	nd
		ibed real prop ract upon paym			
or the runs of	, Twenty-three	e Thousand and	No/100ths	Dolla	rs (\$ 23,000.0
(hereinafter o	called the purchase pr	rize) on account of wh	<sub>lich</sub> One Thou	sand Five Hun	dred and No/
Dollars (\$	is paid	on the execution here he remainder of said p	of (the receipt of urchase price (to	of which is hereby	acknowledged by $0$ ) to the order
the coller in	monthly navments of	f not less than IWO	HUNDRED SIX	$\mathbf{\Gamma}\mathbf{Y} - \mathbf{N}\mathbf{I}\mathbf{N}\mathbf{E} = \mathbf{\delta} - 5\mathbf{Z}/\mathbf{C}$	100THS
Dollars (\$	69.52 ) each,	or more, prep	ayment with	out penalty	
navable on ti	he 1st day of ea	ach month hereafter be	ginning with the	month of June	, 19. 8
and continui	ng until said purchas	ach month hereafter be se price is fully paid.	All of said purche	use price may be pai	id at any time; all (
and continui ferred balance	ng until said purchas tes of said purchase p	se price is fully paid price shall bear interest	All of said purches at the rate of	nse price may be pain 1.7per cent per ar	id at any time; all ( nnum from
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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 fail to make the payments above required, or any of them, punctually within 20 days of the time limited therefor, or fail to keep any agreement herein contained, then the selfer 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 interest created or then existing in favor of the buyer as against the selfer at bis eller without any act of re-entry, or any other act of said selfer to be performed and without any rights of the buyer of teturn, reclamation or compensation for noneys paid on account of the purchase of said selfer to be performed and without any right of the buyer of return, reclamation or compensation for case of such delault all payments theretofore made on this contract are to be reained by and being for said selfer as the adjeced and retearing the reained by and being for said selfer any time thereafter, to enter eating the larger and belong for said selfer thereafter, to enter out the thereafter or enter on this contract are to be entering the said selfer thereafter, or any other enter of the said selfer the reteared by and here of the said selfer thereafter, to enthe compensation for noneys paid on account of the purchase of said selfer, in case of such delault, shall have the right immediately, or at any time thereafter, to enter upon premises up to the time of such delault. And the said selfer, in case of such delault, shall have the right immediately, or at any time thereafter, to enter upon belonging.

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.

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The true and actual consideration paid for this transfer, stated in terms of dollars, is 23,000.00 (However, the notual consideration-consideratis-consinder is a corporation, it has caused its corporate name to be signed and its corporate seal affixed hereto by its officers

Ì duly authorized thereunto by order of its board of directors. Tund En

STATE OF OREGON. STATE OF OREGON, County of ... ) 55. ) ss. County of Klamath ay *3rd* , 19...... May , 19 80 Personally appeared ..... and Personally appeared the above named. Danny S. Worley, Meredith A. Worley, and Larry D. East who, being duly sworn. each for himself and not one for the other, did say that the former is the and acknowledged the foregoing instru-ment to be., their voluntary act and deed ...... secretary of , a corporation, and that the seal allixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in be-half of said corporation by authority of its board of directors; ard each of them acknowledged said instrument to be its voluntary act and deed. Before me: (OFFICIAD Batago mes Batago mes and Bruch SEAL) Notary Public for Oregon 8-23-8, (SEAL) Notary Public for Oregon My commission expires 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 cented and the parties are bound, shall be acknowledged, in the manner provided for acknowledgment of deeds, by the conveyor of the title to be con-such instruments, or a memorandum thereof, shall be recorded by the conveyor not later than 15 days after the instrument is executed and the par-re bound thereby. ORS 93.930(3) Violation of ORS 93.635 is punishable, upon conviction, by a fine of not more than \$100.

(DESCRIPTION CONTINUED) It is further understood and agreed between the parties hereto that Buyer has made an independent investigation and inspection of the premises herein described, and has entered into this Contract without relying on any statement or representation or covenant not specifically embodied in this Contract, and accepts the property described in this Contract "as is" in its present condition, and requires no work of any kind to be done on said property by Sellers.

STATE OF OREGON; COUNTY OF KLAMATH; SS.

Filed for record at request of \_\_\_\_\_ Frontier Title Co. **A. D. 19**  $\frac{80}{10}$  at  $\frac{4:08}{0}$  clock <sup>P</sup>M., an his <u>9th</u> doy of <u>May</u>

tuly recorded in Vol. \_\_\_\_\_NSO, of \_\_\_\_ Deeds on Page 8616

) WE D. MILNE, County Cle 1 By Denne the Actor

Fee \$7.00