

THIS CONTRACT, Made this 20th day of January, 1969, between
Raymond R. & Jean E. Patschbeck and Fred W. & Carol J. Veiga, husband and wife,
hereinafter called the sellers, and Jerry D. & I. LaVae Schultz
hereinafter called the buyer,

WITNESSETH, That in consideration of the stipulations herein contained and the payments to be made
as hereinafter specified, the sellers hereby agree to sell to the buyer and the buyer agrees to purchase from the
sellers the following described real estate, situate in the County of Klamath
State of Oregon, to-wit:

The North 1/2 of the South West 1/4 of the South West 1/4
of the North West 1/4 of Section 29, Township 35 South
Range 13 East Willamette Meridian, consisting of 5
acres more or less.

Excepting therefrom an easement for ingress and egress
of the westerly 50 feet.

for the sum of one thousand five hundred
(hereinafter called the purchase price) on account of which fifteen Dollars (\$1,500.00)
Dollars (\$15.00) is paid on the execution hereof (the receipt of which is
hereby acknowledged by the seller), and the remainder to be paid to the order of the seller at the times and in
amounts as follows, to-wit:

Balance of one thousand four hundred eighty five
dollars (\$1,485.00) to be paid fifteen dollars (\$15.00)
or more per month including 7% interest. First payment
due February 15, 1969 and continuing until paid in full.

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 seven (7)
per cent per annum from January 20, 1969 until paid, interest to be paid monthly and being included in
the minimum regular 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.

At the time of the execution hereof, the sellers herein (who are husband and wife) own said described real estate as tenants by the entirety;
wherefore, the sellers intend and declare that their interest in this contract and in the unpaid purchase price of said described real estate hereafter shall
be that of joint tenants with the right of survivorship and not that of tenants in common; in the event of the death of one of the sellers, the title to
the sellers' interest in this contract and in and to the then unpaid balance of said purchase price, principal and interest, immediately shall vest solely
in the survivor of the sellers.

The buyer shall be entitled to possession of said lands on January 20, 1969, 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 other liens and save the sellers harmless therefrom and reimburse sellers for all costs and attorney's fees incurred by them in defend-
ing 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 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)

is an amount not less than \$1,500.00 in a company or companies satisfactory to the sellers, with loss payable to the sellers as then in
force; and all policies of insurance to be delivered to the sellers 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 sellers 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
sellers for buyer's breach of contract.

The sellers agree that at their expense and within ten days from the date this contract is paid in full
they will furnish unto buyer a title insurance policy insuring (in an amount equal to said purchase price) marketable title in and to said premises
and easements now of record, if any. Sellers also agree that when said purchase price is fully paid and upon request and upon surrender of this
agreement, they 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 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.

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 ten days of the time limited therefor, or fail to keep any agreement herein contained, then
the sellers at their 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 and/or (3) 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 sellers hereunder shall utterly cease and determine 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 sellers
without any act of re-entry or any other act of said sellers 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 the buyer of return, reclamation or compensation
reasonable rent of said premises up to the time of such default. And the said sellers, 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 improve-
ments and appurtenances thereon or thereto belonging.

The buyer further agrees that failure by the sellers at any time to require performance by the buyer of any provision hereof shall in no way
affect their right hereunder to enforce the same, nor shall any waiver by said sellers 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 \$ 1,500.00. However, the actual consideration
consists of or includes other property or value given or promised which is part of the consideration (indicate which):
In case suit or action is instituted to foreclose this contract or to enforce any of the provisions hereof, the buyer agrees to pay such sum as the
court may adjudge reasonable as attorney's fees to be allowed plaintiff in said suit or action and if an appeal is taken from any judgment or decree
of the trial court, the buyer further promises to pay such sum as the appellate court shall adjudge reasonable as plaintiff's attorney's fees on such
appeal.

In construing this contract, it is understood that the buyer may be more than one person, that if the contract so requires, the singular pronoun
shall be taken to mean and include the plural, the masculine shall include 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; also, in the event of the demise
of one of said sellers, that the word "sellers" shall mean only the survivor of them and the heirs and assigns of such survivor.

IN WITNESS WHEREOF, said parties have executed this instrument in duplicate; if either of the un-
dersigned 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.

NOTE—The sentence between the symbols (), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

**WESTLANDS
BANK**

RECEIVED PAYMENTS ON WITHIN CONTRACT. AS FOLLOWS:

[illegible]

CONTRACT

FORM No. 840]

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BETWEEN

Address

AND

Address

Dated 19.....
 Lot Block
 Addition

STATE OF OREGON.

County of ... Kansas ss.

I certify that the within instrument was received for record on the 13th day of May, 1980, at 11:48 o'clock AM., and recorded in book N80 on page 8752.

Witness my hand and seal of
County affixed.

Wm. D. Milne.

County Clerk

County Clerk
By Bernard J. [Signature] Deputy

AFTER RECORDING RETURN TO

Fee \$7.00

Date..... 1912

22-611

Perry Schultzy
 12470 Lower River Rd
 Grants Pass, OR 97531

STATE OF OREGON.

County of _____

. 19

Personally appeared the above named

ment to be and acknowledged the foregoing instru-
voluntary act and deed.

Before me:

(SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of

19

Personally appeared

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

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:

Before me;

Notary Public for Oregon

My commission expires:

(SEAL)