11264 0400	21st day of April Vol. <u>Mg0 Page 9211</u>
JULIES CONTRACT, Ma	
MICHAEL B. JAGER and	d. MARGARET. H. JAGER,
CHARLES CRAME	R. a married man
anu	bereinefter called the buver.
WITNESSETH: That	t in consideration of the mutual covenants and agreements herein contained, the
seller agrees to sell unto the	buyer and the buyer agrees to purchase from the scher an or encountry to-wit:
scribed lands and premises si	THE ALL AND CONTRACT OF ACCEEMENT BY NOTICE TO THE SELLER IF
YOU HAVE THE OPTION	A PROPERTY REPORT PREPARED PURSUANT TO THE RULES AND REGULATIONS
OF THE OFFICE OF INTE	ERSTATE LAND SALES REGISTRATION, O. D. DENING THE CONTRACT OR
URBAN DEVELOPMENT, I	N ADVANCE OF, OR AT THE TIME OF THAN 48 HOURS PRIOR TO SIGNING
NOTICE TO THE SELLER	UNTIL MIDNIGH OF THE DAY IS ANY CALENDAR DAY EXCEPT SUNDAY, OR
SUMMATION OF THE IRAN	NSACTION. A BUSINESS DAT IS ANT CHEERON'S BIRTHDAY, MEMORIAL SS HOLIDAYS: NEW YEAR'S DAY, WASHINGTON'S BIRTHDAY, MEMORIAL
<ul> <li>DAY_INDEPENDENCE DA</li> </ul>	AY, LABOR DAY, VETERAN'S DAY, WASHINGTON'S DIMINISTRY ING, AND
CUDICIMAS P	
- IT IS MANDATORY THAT	T THE PURCHASER BE A MEMBER OF THE LITTLE DESCHUTES RIVER WOODS
OWNERS ASSOCIATION A	AND IS SUBJECT TO MITTICHARCE AND 1123 AS SPELLED OUT IN THE ARTICLES
ROADS WITHIN SUBDIVI	ISION TRACTS TOB9, TT22, AND TT23 AS STELLED IN KLAMATH COUNTY ON MARCH 12, 1973, INSTRUMENT NO. 74116,
VOLUME M73 PAGE NO	2591.
	and 6 Block 10. Tract $\#1122$
tor the sum of Eighte	een Thousand and 00/100 Dollars (\$ 18,000.00 ) Dollars (\$ 18,000.00 )
Chereinafter called the purch	hase price), on account of which is hereby acknowledged by the
Dollars (\$	is pair on the order
Dollars (\$ 160.00	) each,
	19 80,
payable on the	ay of each month hereafter beginning with the international price may be paid at any time; purchase price is fully paid. All of said purchase price may be paid at any time;
all deferred balances of sai	purchase price is fully paid. All of said purchase price may be paid at any from and purchase price shall bear interest at the rate of per cent per annum from
	itid interest to be naid IIIOIILII.Yand Ibeing included in
ALL monthly Day	
	hereto as of the date of this contract. covenants with the seller that the real property described in this contract is covenants having household or advisible purposes or commercial purposes other than agricultural purposes.
(D) tas an ordenization of	(even if buyer is a natural person) is for builties of contract 900
(B) for an organization of The buyer shall be entitled to	(even it buyer is a natural person) is too built of the second second and the buildings on said cremises, now or hereafter to possession of said lands on April 21 times he will keep the buildings on said cremises, now or hereafter not this contract. The buyer aftrees that at all times he will keep the buildings on said cremises there it on mechanic
(B) for an organization or (B) for an organization or The buyer shall be entitled to he is not in default under the terms erected, in good condition and repair erected, in good condition and repair the shall be and beautified by the set	(even it buyer is a natural person) is for bounds of the buildings on said cremises, now or hereafter to possession of said lands on <u>April 21</u> 19 the buildings on said cremises, now or hereafter so of this contract. The buyer aftrees that at all times he will keep the buildings on said cremises, new or hereafter in and will not suffer or pirmul any waste or strip hereoi; that he will keep said premises free from mechanics like harmiers thereform and reimburs selfer for all costs and attorney's less incurred by him in detending against any like harmiers thereform and reimburs selfer for all costs and attorney less incurred by him in detending against any
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(B) for an organization or The buyer shall be entitled to he is not in default under the termi- erected, in good condition and repair and all other liens and save the sell such liens; that he will pas all tase after law jully may be imposed upon insure and keep insured all building	(even it buyer is a natural person) is ton barries and the set of the buildings on said cremises, now or hereafter to possession of said lands on April 21 19.00, and may retain such possession so long as not this contract. The buyer addrees that at all times he will keep the buildings on said cremises, now or hereafter in and will not suffer or permit any waste or strip thereoit that he will keep said premises free from mechanics ther harmiess thereforen and reimbures selfer for all costs and attorney's less incurred by him in detending adminst any ther harmiess thereforen and reimbures selfer for all costs and attorney tees incurred by him in detending adminst any there harmies, all promptly before the same or any part thereoi become past due; that at buyer's expense, he will as now or hereafter erected on said premises against loss or damage by fire (with estended 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 any one of companies satisfactory to the seller, with cost any singued. Now it the buyer shall tail to pay any
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(B) for an organization or The buyer shall be entitled to he is not in default under the termi- enercied, in good condition and repair and all other liens and save the sell such liens; that he will pass all tase after law jully may be imposed upon insure and keep insured all building mot less than \$	(even it buyer is a natural person) is ton balance of the seller of the buildings on said cremises, now or hereafter to possession of said lands on April 21 19.00, and may retain such possession so long as not this contract. The buyer advects that at all times he will keep the buildings on said cremises, now or hereafter in and will not suffer or permut any waste or strip thereoi; that he will keep said premises itree from mechanics in and will not suffer or permut any waste or strip thereoi; that he will keep said premises itree itrom mechanics hereafter is thereform and reimburs selfer for all costs and attorney's less incurred by him in detending adminst any lies hereafter is view advects and property, as well as all water tents, public charges and municipal liens which here is now or hereafter erected on said property, as well as all water tents, public charges and municipal liens which here is now or hereafter erected on said premises against loss or damage by fire (with extended coverage) in an amount is now or hereafter erected on said premises against loss or damage by fire (with extended coverage) in an amount or charges or to procure and pay for such insurance, this seller may do so and any payment so made shall be added secured by this contract and shall beer interest at the safe aloresaid, without waiver, however, of any right arising to tract. and deposited in adding the safe hereol, he will furnish unto buyer a tile insurance policy in- days from the late hereol, he will furnish unto buyer a tile insurance policy in- days from the late hereol, he will furnish unto buyer a life insurance policy in- days from the late hereol, he will furnish unto buyer a tile insurance policy in- description and within the building and other reinticipance policy here will deliver a good and sufficient deed conveying and exceptions and the building and other reinticipancement, he will deliver a good and sufficient deed conveying and exceptions and the building and other reintinformatis in the seller on or subsequent
(B) for an organization or The buyer shall be entitled to he is not in default under the termi- erected, in good condition and repair and all other liens and share the set such liens; that he will pay all taxe after lawfully may be imposed upon imure and keep insured all building not less than \$	(even it buyer is a natural person) is ton builts of the selfer and may retain such possession so lond as a conservice of the buildings on said cremises, now or hereafter is of this contract. The buyer affrees that at all times he will keep the buildings on said cremises, now or hereafter is of this contract. The buyer affrees that at all times he will keep the buildings on said cremises, now or hereafter is of this contract. The buyer affrees that at all times he will keep the buildings on said cremises, now or hereafter and will not suffer or pirmul any waste or stip hereoi; that he will keep said premises itere iron mechanics and will not suffer or pirmul any waste or stip hereoi; that he will keep said premises itere iron man comburs veller for all costs and attorney's lees incurred by him in detending against any list hereoiter levied against said promptly belore the same or any part thereoi become past due; that at buyer's expense, he will as all more renew, all promptly belore the same or any part thereoi become past due; that at buyer's expense, he will as now or hereafter erected on said premises against loss or damage by fire (with extended coverage) in an amount of a companies atsistactory to the seller, with loss payable first to the seller and then to the buyer as or charges or to proceed and here to be delivered to the rate aloresaid, without waver, however, of any right arsung to secured by this contract and shall bear interest at the rate aloresaid, without waver, however, of any right arsung to runche on the said prompties in and the said from the said premises in the rate aloresaid, without waver, however, of any right arsung to accompany and the building and other restrictions and espenses no or subsequent to the date of this adreement, here on the said restrictions and espenses into or a cool and autificient deed conveying said and upon surrender of thes adreement, here will due hered and free and clear of all encourbrances as of the date hereod and tree date due cof this adreement. If all t
(B) for an organization or The buyer shall be entitled to he is not in default under the irren- and all other liens and save the sell such liens; that he will pay all tase after law jully may be imposed upon insure and keep insured all building not less than \$	(even it buyer is a natural person) is to both the second provided in the buildings on said cremises, now or hereafter to possession of said lands on April 21 19.00, and may retain such possession so long as not this contract. The buyer addrees that at all times he will keep the buildings on said cremises, now or hereafter sin and will not suffer or permut any waste or strip thereoi; that he will keep said premises there from mechanics in and will not suffer or permut any waste or strip thereoi; that he will keep said premises there from mechanics any the harmlers thereform and reimbures selfer for all costs and attorney's less incurred by him in detending adminst any the harmlers thereform and reimbures selfer for all costs and attorney's less incurred by him in detending adminst any the hereatter levied adjunct said property, as well as all water tents, public charges and municipal liens which here- is hereatter levied adjunct said property, as well as all water tents, public charges and municipal liens which here is now or hereafter erected on said premises adjust loss or damage by fire (with extended coverage) in an amount or charges or to procure and pay for such insurance, this selfer may do so and any payment so made shall be added secured by this contract and shall bear interest at the rate aloresaid, without waiver, however, of any right arising to days from the date free or do so and any payment to the date of this adreement. In purchase price, marketable title in and to said premises in the selfer on or subsequent to the date of this adreement, days from the date ments and ensements now of record, if any. Selfer also adrees that when exceptions and the building and other retrictions and easements on draged and like and clear of all encumbrances or arised by the buyer and like excepting. However, the said easements and retrictions and retred converying and erecord by the buyer and like excepting. However, the said ease for and free and clear of all encumbrances or arised by the buyer or has assident.
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(B) for an organization of (B) for an organization of The buyer shall be entitled to he is not in default under the termi- erected, in good condition and repair and all only firms and save the self such lines, that he will pay all taxe after lawally may be imposed upon impure and keep insured all building not less than 5	(even if buyer is a natural person) is tool outlines the will keep the buildings on said cremises, now or hereafter to possession of said lands on <u>April 21</u> 19.80, and may retain such possession so lond as not this contract. The buyer aftrees that as all times he will keep the buildings on said cremises, now or hereafter is and will not suffer or pirmit any waste or strip thereoi; that he will keep said premises itee iron machaneany is and will not suffer or pirmit any market or all costs and attorney's lees incurred by him in detending annershall here harmless thereforen and reimburss self as well as all water tents, public charges and municipal liens which here- ies hereaurer levied against said primity saw or any part thereol become past due; that at buyer's expense, he will as no or hereafter erected on said premises against loss or damage by fire (with extended coverage) in an amount is no or hereafter erected on said premises against loss or damage by fire (with extended coverage) in an amount is no or hereafter erected on said premises against loss or damage by fire (with extended coverage) in an amount is not or hereafter erected on said premises against loss or damage by fire with the buyer as the added or charkes or to procure and pay ior such insurance, the seller and on any payment so made shall be added tract. and deposited in CSCTOW days from the sale hereol, he will furnish unto buyer a title insurance policy in segnens and within the daw of or said premises in the seller on or subsequent to the date of this astreement, inversale price; marketahle title in and to said premises and easternents now of record, if any. Seller at all encumbrances segnens and within and outer extinctions and easternents now of record, and will clear of all encumbrances or arising by the boyer and lurther escepting all lens and easternents and restrictions and the tasks and encumbrances so assumed by the buyer or his assidn. Herein the soll dealements and restrictions and the tasson as assidn. There is an advalle and n
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## STATE OF OREGON; COUNTY OF KLAMATH; 85.

Filed for record at request of <u>Klamath County Title Co.</u>

\_\_\_\_A. D. 19\_80at 11:22 lock AM., and his 20th day of \_\_\_\_\_May\_\_\_

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\_\_\_\_\_ on Page9211 July recorded in Vol. \_\_M80\_\_\_, of \_\_Deeds-1 WE D. MILNE, County Clerk iuly recorded in voi. \_\_\_\_\_ WE D. MILL By Dunothar Afiloch

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