	\$5836	CONTRACT		Voi. M& Page 11357-
	THIS CONTRACT Made	this19thda	ay of June	, 19_80_, betwe
	FORT COE COMPANY,		poration,	, hereinafter called the sel
and	PHILLIP ANDERSCH			
	WITNESSETH. That in (	consideration of the m	utual covenants an	d agreements herein contained, the set
	11 the house and	the huwer adrees to n	urchase from the s	eller all of the following described far
and pr	emises situated inK	lamath	County, Sta	te ofOregon, to-w
	LOT 17, LEWIS TR	ACTS	nn an Anna Anna Anna Anna Anna Anna Anna	
	SUBJECT TO: Regu	lations, contr	acts, easeme	nts and water and
	irrigation rights	; in connection	with Klamat	h Project and/or
	and laws relating	to the South	Suburban San	s, liens, assessments itary District.
	[1] [1] [1] [1] [1] [1] [1] [1] [1] [1]			
	Ease	ement for power	pore as dis	closed by survey.
for the	sum of Thirty Nine	Thousand Five	Hundred and	no/100Dollars (\$39.,50000 as been paid at the time of the execution from the only the balance of said nurth
	at the second base here and base here and the second secon	. is acknowledged by fl	he seller: the buyer	agrees to pay the balance of suit pute
•		the times and in the at	mounts as follows.	to-wit: The sum of three
	Hundrod Seventy H	Five and no/100	Dollars (53	75) on or before the 5th ore the 5th: day of each
	and every month t	thereafter unti	il the entire	balance of principal
	and interest is I	naid in full.	Said payment	s include interest at the foregoing monthly
	inctallment navme	onte Buver agr	rees to pay a	n additional sum of
	Five	e Hundred and r	no/100 dollar	s (\$500) on or before
	the 1st day of A			
•	The buyer warrants to and covenants	s with the seller that the real	property described in this ral outposes.	contract is I purposes other than agricultural purposes.
	<ul> <li>(A) primarily for buyer's personal,</li> <li>(B) for an organization or (even it</li> </ul>	buyer is a natural person) is	for business or commercia	I purposes other than agricultural purposes. hall bear interest at the rate of
	date	until a	aid, interest to be paid	inclusion and being inclus
the mit	umum regular payments above requi	ired. Taxes on said premises to	or the current year shall a	
	July 1,	198U.	July 1,	80, and may retain such possession so I the premises and the buildings, now or hereafter he will keep said premises tree from construction a fees incurred by him in defending against any such charges and municipal liens which hereafter lawfull thar at buyer's expenses he will ingur, and hereafter
he is m thereon	of in default under the terms of this in food condition and repair and	s contract. The buyer agrees the will not suffer or permit any superior and reimburse seller to	at at all times he will kee waste or strip thereof; that or all costs and attorney's	he will keep said premises free from construction a fees incurred by him in defending against any such
all buil	dings now or hereafter erected on sai	id premises against loss or dama	age by fire (with extended	to the buyer as their respective interests may appe
contract	t and shall bear interest at the rate	aloresaid, without waiver, how	vever, of any right anshig	te as used herein inclules within its meaning a trust
recorde				
	ent/lee/lile/instrument/microfilm No.		$I_{11}n = 10$	19 X11 .: navable in installments
docume	· 77 007 00 ·	internet maid		
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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 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 forciose this contract by suit in remnine and the right to the possession of the premises above described and all other rights acquired by the buyer hereunder shall revert to and revert in said selfer to be performed and without any right of the buyer hereunder shall revert to and revert in said selfer without any account of the purchase of said property as absolutely, tuly and perfectly as if this contract and such payments had never been made; and in free sithout any sithout any process of law, and take immediate possession thereof, together with all the right immediately, or at any time theread revender shall be and reverse been made; and in premises up to the firme of such default. And the said selfer, in case of such default, shall have the right immediately, or at any time thereadter, to enter upon the land screently, without any process of law, and take immediate possession thereof, together with all the improvements and payments thereadners thereon or thereor belonging.

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his of to the mine of each approcess of law, and take immediate possession thereot, together with all the improvements and approximation of the seller at any time to require performance by the buyer of any provision hereof shall in no way affect his thereunder to endorce the same, nor shall any waiver by said seller of any breach of any provision hereof is a waiver of any succeeding breach of any provision hereof is a waiver of the provision itself. right here

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$.39,500.00 Bowever, the actual consideration con-ord or includes other property or value given or produced which is the whole consideration (indicate which) to In case suit or action is instituted to foreclose this contract or to enforce any provision hereof, the losing party in said suit or action and it an appeal is taken from any ment or decree of such trial court, the losing party further promises to pay such sum as the appellate court shall adjudge reasonable as the provision hereof, the providing party in said suit or action and it an appeal is taken from any y's attorney's fees on such appeal. In constraining this contract, it is understood that the seller or the buyer may be more than one person or a corporation; that if the context so requires, ingular pronoun shall be taken to mean and include the plural; the masculine, the feminine and the neuter, and that generally all grammatical changes to the person and implied to make the provisions hereof apply qually to corporations and to individuals. This agreement shall bind and insure to the benefit of, as the circumstances may require, not only the immediate parties hereto but their respective IN UTINESS WHEREOF, said parties have executed this instrument in triplicate; if either of the undersigned a corporation, it has caused its corporate name to be sidned and its corporation configure and the instrument in triplicate; if either of the undersigned

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.

Induci NOTE--The sentence between the symbols (), if not applicable, should be deleted. See ORS 93.030). STATE OF OREGON, , 19.80 Hal F ) 55. Klamath County of June ъч 19 **F** . Coe Personally appeared and , Bonnie Coe Personally appeared the above named. ...who, being duly sworn, ----each the himself and the one for the other, did say that the former is the president and that the latter is the secretary of Philip Andersch 4 Fort Coe Company and acknowledged the foregoing instru-ment to be hist. voluntary act and deed. , a corporation. BAU 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; and each of them acknowledged said instrument to be its voluntary act and deed. Betore me: (OFFICIAL Betore me: B Pula SEAL) 1 (SEAL) 1 Notary Public for Oregon My commission expires 8-23-81 Notary/Public tor Oregon 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 cuted and the parties are bound, shall be acknowledged, in the manner provided for acknowledgement 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-bound thereby. ORS 93.990(3) Violation of ORS 93.635 is punishable, upon conviction, by a fine of not more than \$100.

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