NA No. 701-CONTRACT-REAL ESTATE-Partial Part 86835		STATE VOL.	<u>10-</u> 1-8-	12976 - () 19.80 between
* 86835 THIS CONTRACT, Made th RAYMOND T. SIENS and La	is <u>llth</u> day of RUE SIENS, husband an	July nd wife		er called the seller,
DIDCE HERACH			t	- called the buver.
IRI	sideration of the mutual c	ovenants and agree	ments nerent c	ing described lands
VERDITING and RESERVING LY			ay, stone, 775 (2), to	sand gether
the the right to make such	use of service as may	be reasonably	storing.	drilling
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EXHIBIT "A"

RAYMOND T. SIENS and LaRUE SIENS, husband and wife, as Seller to RIDGE URBACH, as Buyer:

BUYER FURTHER COVENANTS AND AGREES: 1. Not to permit a vacancy in, nor removal or demolishment of, any buildings or improvements now or hereafter existing; to keep

all buildings in good repair.

2. Not to permit cutting or removal of any trees without written consent of Seller; not to commit or suffer any waste, nor permit any objectional or unlawful use of premises.

Buyer may assign, sell, rent, lease or transfer his interest under this contract upon written consent of the Seller, and such shall not operate to relieve Buyer of obligations under same, but shall constitute him a co-obligor with his assignee 3. who, shall be subject to all obligations and duties imposed upon Buyer. If Buyer herein shall sellothe above described premises, 32 buyer shall, upon receipt of down payment for such sale, pay one-half of such down payment to Seller herein. Seller shall apply such payment first to any unpaid accrued interest, the balance to the unpaid principal due under this contract. 4. At Seller's option, proceeds of insurance may be used to repair

or replace buildings.

5. At Seller's option, all damages received, under right of eminent

domain, or for any security voluntarily released shall be applied to indebtedness.

Augurand Nais mond T. Stens

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Ridge Urbach

TATE OF OREGON; COUNTY OF KLAMATH; 55. July A. D. 1980 at 11: 30 clock A M., on ____ on Page 12976 his 14th day of ____ luty recorded in Vol. ______ of _____ Deeds Wa D, MILNE, County Clerk By Dernetha Afetac

Fee \$10.50