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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 over required, or any of them, punctually within 20 days of the time limited therefor, or fail to keep any agreement herein contained, then the seller at his ison 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 ison 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 interest thereon at once due and payable; (3) to withdraw said deed and other documents from escrow and/or (4) to foredose this contract by suit in sity, and in any of such cases, all rights and interest created or then existing in layor of the buyer have under shall uterly case and and not any act of re-entry, or any other act of said seller to be performed and without any right of the buyer of return; reclamation or compensation is neary paid on account of the purchase of said property a absolutely, fully and perfectly as if this contract and such payments had never been made; and esc such default all payments theretolore made on this contract are to be retained by and belong to said seller as the agreed and reasonable rener d and without any process of such default. And the said seller, in case of such default, shall have the right immediately, or at any time thereable rener at and a doversaid, without any process of law, and take immediate possession thereol, together with all the improvements, and apputtanances thereon or thereto page.

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buyer huther agrees that failure by the seller at any-time to require performance by the buyer of any provision hereol shall in no way allect his under to enforce the same, nor shall any waiver by said seller of any breach of any provision hereol be held to be a waiver of any succeeding breach ch provision, or as a waiver of the provision itself. <u>.</u>

terms of dollars, is \$....9.,000.00 @However, the actual consideratior - 10n The true and actual consideration paid for this transfer, stated in

IN WITNESS WHEREOF, said parties have executed this instrument in triplicate; if either of the undersigned

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. Ø and lea alse, if not applicable, should be deleted. See ORS 93.030). यतः भव्यत् हः स्वयत् । संस्थान् द्वार्थः हित्यतः STATE OF OREGON, County of STATE OF OREGON, a selfer frat trait County of Klamath Personally appeared July 15 , 19 80 who, being duly sworn, Personally appeared the above named Max and Cecile Hansen, h & w a cech for himself and not one for the other, did say that the former is the president and that the latter is the and Major and Mary Toney, h & w secretary of and acknowledged the foregoing instrua corporation, and that the seal allized to the loregoing 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. 4.61 ment to be their voluntary act and deed. Donente ea, 194 o lateleo J. AL953 tel or (l Before MA OFFICIAL C Before me: 1.5.8 SEAL) (SEAL) Notary Public for Oregon My commission expires: ចូលផ្លាំ ខេត្តខ្លែនខេត្ត ORS 33.635 (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 rescuted 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-eyed. Such instruments, or s-memorandum thereof, shall be recorded by the conveyor not later than 15 days after the instrument is executed and the par-es are bound thereby.

ORS. 93.990(3) Violation of ORS 93.635 is punishable, upon conviction, by a fine of not more than \$100.

(DESCRIPTION CONTINUED)

STATE OF OREGON; COUNTY OF KLAMATH; S.

Sind for record at request of _____ Transamerica Tit/e Co. July A. D. 19 80 at 3:58 clock PM., and is 16th day of ____

_____ on Poge 13217

wiy recorded in Vol. ____M80___, of _____Deeds Wm D. MILNE, County Clerk

By Dernetha 4 peloc Feee \$7.00

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Section 2. 1243-034

office of the County Clerk, Klamath County, Oregue. according to the official plat thereof on file at the The Westerly 130 foot of bot 27 of INDERINDSHOE REACTER

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