ORM No. 845—CONTRACT—REAL	ESTATE-Saller Pave Existing Mort				O., PORTLAND, OREGON 972	
N ARR	07	CONTRACT—REAL ESTATE	Vol. M	70 Page	16071	
THIS CONTRA	CT Made this	a Aday of Augu	ıst	•	., 19.80., between	en
	DELORE	gon 97601	. J			
	OSCAR	EITENEIER.				
1911 Eldorado	, Klamath Falls,	Oregon 97601 of the mutual covenan	te and abreer	, hereinatt nents herein (	er called the buy contained, the sell	er, ler
44 4 15.	became and the house a	agrees to purchase from County	the seller all	Of the follow	mig acsombed ran	
Southerly 17	feet of Lot 31, a	all of Lot 30, and borado HEIGHTS, com	Northerly	19 feet		
1911 Eldorado	o, Klamath Falls,	Oregon.+				
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<b>-</b>		$t_{\rm min} \approx t_{\rm min}$	++			
For the sum ofF.	ifty-six Thousand	.andno/100		Dollars (	\$.56,000.00	), ion
	the second of which	ch & 4.000.00		para at the t		
hereof, the receipt whe	reof hereby is acknowle he seller at the times ar	edged by the seller; the b nd in the amounts as foll	ows, to-wit:	y pay the arm	•	
<b>=</b>				e rate of		
The balance ten per cent	of \$52,000.00, plu	us accumulated inte due and payable no	later tha	n one (1)		
woar from th	e date of closing	herein. In the in	terim peri	.oa, Buyer		
chall nav th	e sum of \$350.00 I	monthly or more, wr	ich sum si	IGIT TITE		
be credited	toward the above- 5th day of each m	mentioned interest. onth, beginning Sep	tember 25	, 1980.		
Duran chall	naw all insurance	costs and taxes, F	ayment to	pe made	f to seller	
separately f	rom the above mon	thly payment, and f	urnish pro	or thereo.	to serrer.	
The buyer warrants to  ⇒(A) primarily for bu  chi===================================	o and covenants with the seller lyer's personal, family, househol 如中年年期第二世为以第二年第四世	that the real property described of a gricultural purposes.	nercist prepara	क्ष <del>प्रदर्भ मुक्तय महाहत्त्र</del>	www.eses ten	
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All of said purchase price if		elerred philiness of said parentse			and # In addition a	इ
		leferred balances of said purchaseuntil paid, interest to be aid premises for the current year	aidmonth	1.v		ed in
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cent per annum fromthe minimum regular paymen	August 25 1980	aid premises for the current year	paidmonth shall be prorated	ly between the parti	ies hereto as of	
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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 the interest thereon at once due and payable, (3) to withdraw said deed and other documents from exercise and payable, (3) to withdraw said deed and other documents from exercise and payable, (3) to withdraw said deed and other documents from exercise and principal balance of said purchase price with termine and the right to the possession of the excised and interest created or then existing in lavor of the buyer as against the seller health scontract by suit in moneys paid on account of the purchase of said seller to be performed and without any; right excust of the purchase of said seller to be performed and without any; right of the buyer of the function of the purchase of said seller to be performed and without any; right of the buyer of the function of the buyer in case of such detault all payments theretofore made on this contract are to be retained by and belong to the buyer of teturn, celemation or compensation for the land acressial, without any process of law, and take immediate possession thereof, together with all the improvements had never been made; and in the buyer further agrees that failure by the seller at any time to require performance by the buyer of any provision hereof shall in no way affect his contract on the following of the purchase of such default, shall have the right immediately, or at any time thereafter, to enter upon of any such provision, or as a waiver of the provision itself.

Klamath First Federal Savings and Loan Association will collect the Escroti on this care.

Klamath First Federal Savings and Loan Association will collect the Escrow on this transaction and is herewith instructed that upon payment of the balance of this Contract, plus accumulated interest, the executed Warranty Deed held by Klamath First Federal should be released to the Buyer.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$56,000.00.  **Stated speciments actually actuall	onouth be released to the Buyer.	suted Warranty Deed held by Klamath First Federal
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This determined shall modeled to make the procedules placed, the mostachus, the mostachus, the protection and protection and the second of the board of directors.  Delores M. POLICH (Smith) Scaller  Delores M. POLICH (Smith), Scaller  Delores M. Polich (Smith)	In case suit or action is instituted to foreclose this contra sum as the trial court may adjudge reasonable as attorney's fees judgment or decree of such trial court, the losing party further party's attorney's lees on such appeal. In construing this contract, it is understood that the selfer the singular pronoun shall be taken to more self-	as part of the so dollars, is \$.56,000.00 . Sitiosism the action consideration of the most consideration of indicate which in to the allowed the prevailing party in said suit or action agrees to pay such sum as the appellate court shall adjusted.
Delores M. Polich (Smith), Seller Oscar Fitencier, Buyer  NOTE—The sentence between the symbols Q, if not applicable, should be deleted. See OS\$ 93.000).  STATE OF OREGON,  County of Klamath Ss.  August J. 19 80  Personally appeared the above named Oscar Fitencier S. Thomas and acknowledged the foregoing instrument to be secretary of and that the latter is the secretary of and that the seal affixed to the foregoing instrument to be secretary of and that the seal affixed to the foregoing instrument of said corporation and that will return was signed and sealed in shall be acknowledged and sealed in shall be acknowledged said instrument to be its voluntary act and deed.  No lary Publing Organia S.	This agreement shall bind and inute to the provisions here heirs, executors, administrators, personal representatives of, as IN WITM East.	at, the masculine, the leminine and the neuter, and that generally all decontext so require the context so require the context so require the circumstances.
Delores M. Polich (Smith), Seller Oscar Eiteneier, Buyer  NOTE—The sentence between the symbols (0, if not applicable, should be deleted. See 085 93.001)  STATE OF OREGON,  County of Klamath Ss.  August 19 80.  Personally appeared the above named.  OSCAR Eiteneier s.  Personally appeared the above named.  OSCAR Eiteneier s.  Personally appeared the above named.  OSCAR Eiteneier s.  Personally appeared the observation and the other, did say that the former is the president and that the latter is the secretary of and that the latter is the secretary of said corporation and that said instrument is the corporation and that said instrument is the corporation and that said instrument is the corporation of said corporation by authority of its board of directories; and each of Merchand and the particular to be secretary of the secretary public for oregon of the secretary of the secretary public for oregon of the secretary of the secretary public for oregon of the secretary of the secretary public for oregon of the secretary of the secretary public for oregon of the secretary of the secretary public for oregon of the secretary of the secretary public for oregon of the secretary of the secretary public for oregon of the secretary of the secretary public for oregon of the secretary of the secretary public for oregon of the secretary of the secretary public for oregon of the secretary of the secretary public for oregon of the secretary of the secretary public for oregon of the secretary of the secretary public for oregon or necessary or necessary of the secretary public for oregon or secretary of the secretary of the secretary public for oregon or necessary or neces	duly authorized thereunto by order of its board	ne to be signed and its corporate seal affixed hereto by its officer of the undersigned of directors.
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Personally appeared the above named.  OSCAT Eiteneier &	County of Klamath )ss.	STATE OF OREGON, County of
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ment to be would make the latter is the sear allived to the foregoing instrument of said corporation and that said instrument is the corporate seal of said corporation by authority of its board of directors; and each of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.  Notary Public for Oregon  Notary Public for Oregon  My commission expires:  ORS 93,635 (1) All instruments contracting to convey for the late of any real property, at a time more than 12 months from the date that the instrument of seal of the convey of the cities to be convey of the cities to be convey of the cities to be convey on the convey of the cities to be convey on the convey of the cities to be convey on the convey of the cities to be convey on the convey of the cities to be convey on the convey of the cities to be convey on the convey of the cities to be convey on the convey of the cities to be convey on the convey of the cities to be convey on the convey of the cities to be convey on the convey of the cities to be convey on the convey of the cities to be convey on the convey of the cities to be convey on the convey of the cities to be convey on the convey of the cities to be convey on the convey of the cities to be convey on the convey of the cities to be convey on the convey of the cities to be convey on the convey of the cities to be convey on the convey of the cities to be convey of the cities to be convey on the convey of the cities to be convey on the convey of the cities to be convey on the convey of the cities to be convey on the convey of the cities to be convey on the convey of the cities to be convey on the convey of the cities to be convey on the convey of the cities to be convey on the convey of the cities to be convey on the convey of the cities to be convey on the convey of the cities to be convey on the convey of the cities to be convey on the convey of the cities to the convey of the cities to the convey of the cities to the convey of		and not one for the other, did say that the former is the
and that the seal allixed to the foregoing instrument is the corporate seal and corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of Before me:  No ary Public of Oregon  No ary Public of Oregon  No ary Public Stone Layling  No ary Public Stone Layling  No ary Public of Oregon  No structure of the instrument to be its voluntary act and deed.  No structure of the instrument of the instrument to be its voluntary act and deed.  No structure of the instrument of the instrument of each, by commission expires:  ORS 33.595 (1) All instruments contracting to corporate on the parties are bound, shall be acknowledged for any real property, at a time more than 12 months from the date that the instrument of each, by the conveyor of the title to be conveyed. Seak instrument is executed and the parties are bound thereby, and the recognish be recorded by the conveyor not later than 15 days after the instrument is executed and the parties are bound thereby, and the recognish of the conveyor not later than 15 days after the instrument is executed and the parties of the instrument is ex	ment to be	president and that the latter is the
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ORS 93.635 (1) All instruments contracting to convey fee the only real property, at a time more than 12 months from the date that the instrument seed of the convey of the title to be conveyed and the parties are bound, shall be acknowledged, in the menner provided for acknowledgement of decds, by the conveyor of the title to be conveyed and thereby.  ORS 93.690(3) Violation of ORS 93.635 is punishable, upon conviction, by a fine of not more than \$100.  (DESCRIPTION CONTINUED)  *Encumbrances exist on said property, said encumbrances being held by Security Savings and Loan Association. Upon receipt by Klamath First Federal Savings and Loan Association of the total balance due from Buyer, Seller shall satisfy all said encumbrances and hold suyer harmless therefrom.  (ATE OF OREGON; COUNTY OF KLAMATH; ss.  Led for record at request of	No ary Public for Grace	nail of said corporation by authority of its board of directors; and each of Before me:  Before me:  authority of its board of directors; and each of Before me:
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ris25th day ofA. D. 19_80 at 4:82clock P.M., are fully recorded in VolM80, of on Page 6071	of the total balance due from Buyer, Se Buyer harmless therefrom.	Klamath First Federal Savings and Loan Association ller shall satisfy all said encumbrances and hold
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'uly recorded in Vol. M80 , of Deeds on Page 6071  Wm D. MILNE, County Class	nis <u>25th</u> day of _	August A. D. 19 80 at 4:92 lock P.M.
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		Fee \$7.00 By Dernethan & Letoch