THIS CONTRACT.	CONTRA	ACT-REAL ESTATE	Volmon	1000
	Made thisllth	.day ofSe	ptember	age 17291
			180n	
		4	nusbandand	wife,
WITNESSETH: That agrees to sell unto the buyer and premises situated in	and the huver person to	mutual covenants	and agreements h	erein contained, the se
Lots 1, 2, and 3 i the official plat Clerk of Klamath ( Subject, however, 1. City liens if	In Block 11 of SO thereof on file County, Oregon.	UTH CHILOQ in the off	UIN, accordin ice of the Co	ng to Dunty
It is further agre are charging no in	ed by and betwee terest under the	n the partiterms of t	es hereto th his Contract	at the Seller
entry process of the contentional constantion of the contentional in direct process of its officients	as a <b>manjan</b> a kitana ama Milat (itananjan) ana ama Milat (itananjan) ana ama		in de la constant de la constant de la constant de la constant de la la constant de la constant de la constant de la constant de la la constant de la const	
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the seller in monthly payment Dollars (\$300.00) eac payable on the	of each month hereafter be chase price is fully paid.	ginning with the All of said purch	month of	ber 1980 aid at any time: all d
monthly payments above requi parties hereto as of the date of	id, interest to be paid ired. Taxes on said premis this contract.	u/a	and * } in addi being in nt tax year shall b	ion to
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The buyer warrants to and covenar (A) primarily for buyer's personal (B)	nts with the seller that the real pro	perty described in this purposes.	contract is	
The buyer warrants to and covenar (A) primarily for buyer's personal (B)	nts with the seller that the real pro l, family, household or agicultural is haves a sensitued person) is for ession of said lands on is contract. The buyer agrees that will not suffer or permit any was herefrom and reimburse seller for a aginat said property, as well as a ly before the same or any part the	operty described in this purposes. - business os accoussecut - business he will kee te or strip thereol; that il costs and attorney's il water rents, public reol become past due;	contract is 	Devisional-persposes. etain such possession so long ildings, now or hereatter erect s free from construction and elevating dainst any such lie elevating dainst any such lie s which hereatter lawfully m s will insure and keen insur
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The buyer warrants to and covenau "(A) primarily for buyer's persona "(B) less an acadamization as fources The buyer shall be entitled to possi- the is not in default under the terms of the thereon, in default under the terms of the thereon, in good condition and repair and other liens and save the seller harmless the that he will pay all taxes hereatter levied be imposed upon said premises, all prompt all buildings now or hereafter erected on as in a company or companies satisfactory to to to procure and pay for such insurance, contract and shall bear interest at the rate The seller agrees that at his expense suring (in an amount equal to said purchand and encept the usual printed exceptions an orice is fully paid and upon request and furt tharges so assumed by the buyer and furt "IMPORTANT NOTICE: belete, by lining out, v is such word is defined in the Truth-In-Lending tharges so assumed by the buyer and furt Mr. & Mrs. Dick Edmond P.O. Box 857	eason of said lands on is contract. The buyer agrees that a will not suller or pernit any was rectrom and reimburse seller for a aaginst said property, as well as a rectrom and reimburse seller for a and the said property, as well as a the seller, with loss payable lirst the seller, with loss payable lirst the seller may do so and any pay aloresaid, without waiver, howeve e and within	nt all times he will kee te or strip thereoi; than il casts and attorney's il water rents, public reol become past due; by fire (with extended to the seller and then it the buyer shall lail ment so made shall be r, of any right arising ys from the date hereo o said premises in the s and easements new o he will deliver a good he date hereol and fr easements and restriction rances the purchase of a	1980, and may p p the premises and the bu- he will keep and the bu- he will keep and the bu- he will keep and the bu- here incurred by him in d charges and numicipal lien that at buyer's groups. coverage) in an advitor n to the buyer as their resp to pay any such liens, coal added to and become a p to the seller for buyer's bu- dided to and become a to the seller for buyer's bu- dided to and become a to the seller on or subsequent to be and clear of all encum ons and the taxes, municip buyer or his assigns. licoble, if warranty (A) is op ad Regulation by making reg dwelling us Stevens-Ness F STATE OF OR []	etain such possession so long ildinge, now or hereatter erecci- liding, now or hereatter erecci- etending against any such liel etending against any such liel s which hereatter lawfully m is will insure and keep insur that the sum and against any appear a any other entits (ares, or charge art of the folt secured by the each of contract. the date of this agreement, sa agrees that when said purchas ing said premises in lee simp brances since said date place al liens, water rents and publ plicable ond if seller is o credito ulred direlowers; for this purposs im No. 1307 or similar.
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1229292 ATATE TASA TOLERIOS 18351 ..... 19 And it is understood and adreed between said parties that time is of the essence of this contract, and in case the buyer shall fail to make the payments above 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 above 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 above required, or any of them, punctually within 20 days of the time limited therefor, or laid to keep any agreement herein contained, then the seller at his option shall have the tollowing rights: (1) to declare this contract null and void, (2) to declare the whole unpaid principal balance of said punchase price with interest thereon at once due and payable, (3) to withdraw said deed and other. documents from escrow and/or (4) to forectose this contract by suit in the interest thereon at once due and payable, (3) to withdraw said deed and other documents from escrow and/or (4) to forectose this contract by and equity, and in any of such cases, all rights and interest created or then estiting in lavor of the buyer against this seller hereunder shall revert to and revest in said termine and the right to the possession of the premises above described and all other rights acquired by the buyer of return, reclamation or compensation is exclusive the visit of re-entry, or any other act of said seller to be performed and without any right on the payments had never been made; and in numers paid on account of the purchase of said property as absolutely, fully and perfectly as all the formed and stated and respect and the right immediately, or at any time thereafter, to enter upon the individual payments therefore made on this contract are to be refained by and blond to raid selled as the right immediately, or at any time thereafter, to enter upon the land distance described without any process of laws, and take immediate possession thereof, together; with the land atoresaid, without any process of law, and take immediate possession increation before and any provision hereof shall in no way allect his belonging. The buyer luther agrees that lailure by the seller all any wriver by said seller of any breach of any provision hereof be held to be a wriver of any succeeding breach right hereunder to enforce the same, nor shall any wriver by said seller of any breach of any provision hereof be held to be a wriver of any succeeding breach of any such provision, or as a wriver of the provision itsell. ganues and be politic one of while no icerch? Separate to the the The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 33,000.00 themewer the actual or includes other property or value given or promised with the Willie consideration timited with the with the Willie consideration timited with the state of the with the siste of or includer other property or value from or promined which is the ballo consideration (instead which). In case suit or action is instituted to loreclose this contract or to enlowed the prevailing party in said suit or action and it an appeal is taken from any sum as the trial court may adjudge reasonable as attorney's less to be allowed the prevailing party in said suit or action and it an appeal is taken from any judgment or decree of such trial court, the losing party lurther promises to pay such sum as the appealate court shall adjudge reasonable as the prevailing party's attorney's less on such appeal. In construing 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, In construing 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, In construing this contract, it is understood that the seller of the buyer may be more thand to individuals. The singular pronoun shall be taken to imach and include the plural, the masculine; the leminine and to individuals. shall be made, assumed and implied to make the provisions hereoid apply qually to corporations and to individuals. This agreement shall bind and inure to the beneit of, as the circumstances may require, not only the immediate parties hereto but their respective This agreement shall be that and individual and increatent in the individuals. Not NITNEESE WHEFREFE spirit or presentatives in interest and assign as well. recutors, administrators, personal representatives, successors in interest and assigns as well. 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 dub authorized thereunto by order of its board of directors. Dick Edneyd Wilson wine Wilson Catherine Florence Wilson Stanley S. Griffin Stanley S. Griffin Flaie M. Griffin NOIE-The sentence between the symbols (), if not applicable, should be deleted. Ses ORS 93.030). STATE OF OREGON, County of STATE OF OREGON, September 11 (111 1980) Personally appeared who, being duly sworn, Personally appeared the above named..... each for himself and not one for the other, did say that the former is the Plorante, Wilson, STanley S. Griffin and and that the seal affixed to the foregoing instrument is the corporation, 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. Before me: voluntary act and deed. (OFFICTAL SEAD) (SEAL) Notary Public for Oregon My commission expires 6/19/83 My commission expires: 16. 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 partics 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-re bound thereby. exe ORS 93.990(3) Violation of ORS 93.635 is punishable, upon conviction, by a fine of not more than \$100. (DESCRIPTION CONTINUED) TATE OF OREGON; COUNTY OF KLAMATH; 53. Hed for record at request of \_\_\_\_\_\_\_ Mountain Title Co. nis <u>12th</u> day of <u>September</u> A. D. 19<sup>80</sup> at <u>8:46</u> clock M., and on Page 17291 191 M 4 Deeds uly recorded in Vol. M80 \_\_, of \_\_ W. D. MILNE, County Cle W. Same By Dernetha 0 state of oxidon Fee \$7.00 territe in a second for a second for the second for ÷., the hards should be apply and the second -Ariasi . And and Managamaticka in indrimeer recommending No. بد وبداغتوا الور Received of Friedly of said changer. to tobe bac Linet im statist for and the prove of the set of the second