1 · · · ·	91405		CONTRACT-REAL ESTA	voi , 1/8	
TH	IS CONTRACT Made	41: 3	CONTRACT-REAL ESTA		- 20266
	IS CONTRACT, Made Robert E. Cort)in	day of		, 19.80 betw
and	Angelika L. Cran	e			, hereinafter called the sel
WIT	NESSETH: That in c	onsideration of	f the moderal		, hereinafter called the buy
	in the second se		es to purchase fro	om the seller all o	ents herein contained, the sel of the following described lar
Cou	nty of Klamath, St	ate of Ore	τ), Block 4, gon, more part	Tract No. 108 icularly desc	3. Cedar Trails, in th
Beg Sou					
The iron	n pin on the North	t of beginn	ing North 00	04! 06" West 4	$\begin{array}{c} \text{block } 4; \\ \text{block } 4; \\$
- 00 #		line of Lot	3, Block 4,	to a [‡] " ironni	45' 10" West 157.84
SUBJ	TECT TO: Any and a the land.	all easemen	ts and right o	of ways of rec	eginning. ord and those apparent
Cont	ract of Pogend	•	- 11 - L		
reco agre	rded Nov. 17, 1 es to holde ven	.978 in Bo dee harmi	ook M 78 pag	ord, Includ e 26020, wh	corded Sept. 1, 19 s to hold vendee ing the terms there ich vendor herein
(hereinafter c	allod the				n
Dollars (\$ 1 seller): the bu	,500.00) is paid on	the execution	hereof (the recei	nt of which is t	Dollars (\$ 11,000.00 Dollars hereby acknowledged by the D0.00
the seller in n Dollars (\$ 11)	nonthly payments of no 9.09) each,M	emainder of sa t less than(onth	id purchase price one hundred ni	(to-wit: \$ 9,50 neteen dollars	ereby acknowledged by the 20.00) to the order of 3 and nine cents
payable on the	5 the day of a				······
payable on the and continuing ferred balances	5 th, day of each	month hereafte	r beginning with	the month of No	wombow
October 1	5 <u>th</u> . day of each g until said purchase pris of said purchase price 5,1980 until paid inter-	month hereafte ice is fully pa shall bear inte	r beginning with t id. All of said put rest at the rate of	the month of	wember , 19,80 , be paid at any time; all de- per annum from
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20267 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 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 option shall have the following particles in the solid of the solid deed and other documents from escent up and principal balance of said purchase the solid without any of such case, all rights and interest created or their off deed and other rights caquired by the buyer hereunder shall revert to and interest between and the right to the solid particles and interest exceeded and other rights caquired by the buyer hereunder shall revert to and revest with seller without any act of reemponents of the premises above described and all other rights caquired by the buyer hereunder shall revert to and revest mail de-seller without any act of reemponents of the premises above described and all other rights caquired by the buyer hereunder shall revert to and revest mail de-case of such default all payments therefore made on this contract are to be retained by and belong to said such payments had never been made; and lor the land aloresaid, without any process of law, and take immediate possession thereof, together with all the importants and payments thereater, to enter of the land aloresaid, without any process of law, and take immediate possession thereof, together with all the important any time thereater, to enter upon the land aloresaid, without any function of the present of the contract of the solid seller to or or there to be the solid aloresaid. The hereater that he ways and the order with all the importants had never been made; and the land aloresaid, without any process of law, and take immediate possession thereof, together with all the importants had never been made; and the land aloresaid, without any process of law, and take immediate possession thereof, together with all the imporements and aputi the land aloresaid, without any process of law, and take immediate possession thereof, together with all the improvements and appurtenances thereon or thereto belonging. The buyer lurther agrees that failure by the seller at any time to require performance by the buyer of any provision hereof shall in no way allect his right hereunder to enforce the same, nor shall any waiver by said seller of any breach of any provision hereof be held to be a waiver of any succeeding breach of any such provision, or as a waiver of the provision itself. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 11,000.00. (However, the actual consideration con-sists of or includes other property or value given or promised which is part of the whole consideration (indicate which).) 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 agrees to pay such indgment or decree of such trial court. the losing party further promises to pay such sum as the trial court shall adjudge reasonable as attorney's lees on such appeal. In construing this court, it is understood that the selfer or the buyer may be more than one person or a corporation; that it the context so requires shall be made, assumed and implied to make the provision hereof apply qually to corporations and to individuals. This agreement shall bird and insure to the benefit of, so the circumstances may require, not only the immediate parties hereto but their respective *IN WITNESS WHEREOF*, said parties have executed this instrument in triplicate; if either of the undersigned is a corporation, it has caused its cornorate name to be signed and its cornorate seal affixed hereto hy its officers is a corporation, it has caused its corporate name to be signed and its corporate seal attixed hereto by its officers duly authorized thereunto by order of its board of directors. Robert E. Corbin Angelika L. Crane NOTE-The sentence between the symbols (), if not applicable, should be deleted. Ses ORS 93.030). STATE OF OREGON, STEEPI STATE OF OREGON, County of Cochise)ss. County of KIOMOHI ز ss. Personally appeared ANGELIKA L. CHANE Personally appeared the above named ---who, being duly sworn, each for himseli and not one for the other, did say that the former is the president and that the latter is the and acknowledged the foregoing instrusecretary of and that the seal attixed to the foregoing instrument is the corporation, of said corporation and that said instrument was signed and sealed in he-fail of said corporation by authority of its board of directors; and each of hem acknowledged said instrument to be its voluntary act and decd. Before me: (OFFICIAL.... SEAL) Ôn. Them acknowledged suid instruments Below the Below the Motary Public for Oregon Aller 2 10 A My commission expires: RY CORFISSION EXPIRES IAAY 28,1933 DONNA K. MATETON Notary Public Parkite BUBLICO, GUA My My Commission Expires and deed. (SEAL) 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 parexe re 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; 88. Filed for record at request of _____ Transamerica Title Company this 17th day of _____October___A. D. 1980 11:16 at _____oclockA M., and willy recorded in Vol. <u>M-80</u>, of _ Deeds - on Page 20266 Wm D. MILNE, County Clari Fee \$7.00 <u>tekine</u> and the second second na sa ùц. HI I 00