THIS CONTRACT, Made this	7TH day	of	OCTOBER	., 19 80 , between
d	CECI.	L E. ELLIC	TT hereinaft	er called the seller,
WITNESSETH: That in consider seller agrees to sell unto the buyer and scribed lands and premises situated in	the buyer agree	utual covenants s to purchase f	and agreements h	of the following de-
LOT 3, BLOCK 20, SECON	ND ADDITION	TO NIMROD	RIVER PARK.	
SELLER TO PAY TITLE INSU	JRANCE AND 1	HALF OF ES	CROW COSTS.	
BUYER TO PAY COLLECTION	SET UP FEE	AND REMAI	NING HALF OF	ESCROW COSTS.
MOUNTAIN TITLE CO. TO HA	ANDLE TITLE	INSURANCE	AND ESCROW.	
SOUTH VALLEY STATE BANK	TO HANDLE	COLLECTION	AND HOUSE ES	SCROW.
₹ AXES TO BE PRORATED AT	CLOSE OF E	SCROW. Onto	ergologiaj je s Pros	
for the sum of FIVE THOUSAND thereinafter called the purchase price), Dollars (\$1,500.00) is paid on it seller); the buyer agrees to pay the rer of the seller in monthly payments of a Dollars (\$.77.86) each, M. 30 DAYS AFTER CLOSE OF payable on the 23rd day of each mand continuing until said purchase prall deferred balances of said purchase of all deferred balances of said purchase CLOSE OF ESCROW until the minimum monthly payments above rated between the parties hereto (\$.70). The buyer warrants to and covenants with the minimum monthly payments above rated between the parties hereto (\$.70). The buyer shall be entitled to possession of said purchase in not in default under the terms of this contract erected, in good condition and repair and will not and all other liens and save the seller harmless there such liens, that he will pay all taxes hereafted after lawfully may be imposed up and of the precises, the said perfectly may be imposed up as said premises, there is not less than \$ N/A in a company their respective interests may appear and all policies such liens, costs, water rents, taxes, or charges or to to and become a part of the debt secured by this co the seller lor buyer's breach of contract.  The seller agrees that at his expense and will suring (in an amount equal to said purchase price) in the seller agrees that at his expense and will suring (in an amount equal to said purchase price).	on account of whe execution here mainder of said property of less than the less than t	which ONE TH.  The of (the receipt of the receipt of the receipt of the receipt of the self-self-self-self-self-self-self-self-	OUSAND FIVE In the property of which is hereby a co-wit: \$3,500.0 VEN DOLLARS of VEN DOLLARS of LL. PAYMENTS of month of Noverchase price may be ate of 12% per contract in the contract is the contract is the property of the contract is the property of the contract in the contract is the property of the property of the contract in the property of th	HUNDRED & NO/100 cknowledged by the 200 to the order & 86/100 TO START  TO S
save and except the usual printed exceptions and the said purchase price is fully paid and upon request premises in fee simple unto the buyer, his heirs and since said date placed, permitted or arising by, through the said that the said public charges so assumed by the said that the said public charges so assumed by the said that the said public charges so assumed by the said that the said t	e building and other re- and upon surrender of assigns, free and clear of ugh or under seller, ex- he buyer and further ex- (Continued thrase and whichever war a Act and Regulation 7.1	estrictions and easement this agreement, he was found that the continuous as of cepting, however, the excepting all liens and on reverse) the seller MUST comply the seller MUST comply	nts now of record, if any ill deliver a good and sui the date hereof and free as said easements and restrictic encumbrances created by the applicable. If warranty (A) is with the Act and Reculation b	Seller also agrees that when licient deed conveying said ad clear of all encumbrances ons and the taves, municipal the buyer or his assigns.  opplicable and if the seller is y making required disclosures;
Stevens-Ness Form No. 1307 or similar.  ECIL E. ELLIOTT  O. BOX 27  PRAGUE RIVER, OREGON 97639  SELLER'S NAME AND ADDRESS  DBERT M. JONAH  O. BOX 340 Weapons Dept.  BNO, OREGON 97627 Calu, H.  BUYER'S NAME AND ADDRESS	9		County of	ss.  Shat the within instru- ed for record on the
BUYER'S NAME AND ADDRESS  OUNTAIN TITLE CO.  O'T MAIN STREET  LAMATH FALLS, OREGON 9.7601  NAME, ADDRESS, ZIP	<u> </u>	SPACE RESERVED FOR RECORDER'S USE	in book file/reel number Record of Deeds	ny hand and seal of
DBERT M. JONAH O. BOX 340 WEA PONS DEPT., NI ENO, OREGON 97627 Onhu, Hac		¥.	By	Recording Officer Deputy

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 rights: (1) to declare this contract null and void, (2) to declare the whole unpaid principal balance of said purchase price with the inferest thereon at once due and payable, (3) to withdraw said deed and other documents from escrow and/or (4) to foreclose this contract by suit in equity, and in any of such cases, all rights and interest created or then existing in lavor of the buyer as against the seller hereunder shall utterly cease and determine and the right to the possession of the premises above described and all other rights acquired by the buyer hereunder shall revert to and revest in said seller without 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 for moneys paid on account of the purchase of said property as absolutely, fully and perfectly as if this contract and such payments had never been made; and in case of such default all payments theretofore made on this contract are to be retained by and belong to said seller as the agreed and reasonable rent of said premises up to the time of such default. And the said seller, in case of such default, shall have the right immediately, or at any time thereafter, to enter upon 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 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 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 o

MANUAL MA	WXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	re executed this instrument in triplicate; if either of the undersigned to be signed and its corporate seal affixed hereto by its officers directors.  ROBERT M. JONAH			
TOTAL THE SERVICE SERVICES	symbols of it not opportunity media so	4.000.000			
STATE OF OREGON,		STATE OF OREGON, County of) ss.			
County of Klama	t.h				
October	23 10 80	Personally appearedand			
		who, being duly sworn,			
	the above named	each for himself and not one for the other, did say that the former is the			
	I and ANTOINETTE G.	, A. C.			
	rney-in-fact for	president and that the latter is the			
CECIL E. ELLIOTT acknowledge	owledged the foregoing instru-	secretary of			
ment to be their voluntary act and deed.  (OFFICIAL AUSTE X YAUX SEAR)		and that the seal affixed to the foregoing instrument is the corporation of said corporation and that said instrument was signed and sealed in behalf 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:			
		(SEAL)			
My commis	lic for Oregon sion expires 6/19/83	Notary Public for Oregon My commission expires:			
is executed and the parties are veyed. Such instruments, or a ties are bound thereby.	e bound, shall be acknowledged, in the a memorandum thereof, shall be record n of ORS 93.635 is punishable, upon co	e to any real property, at a time more than 12 months from the date that the instrument manner provided for acknowledgment of deeds, by the conveyor of the title to be conded by the conveyor not later than 15 days after the instrument is executed and the paronviction, by a fine of not more than \$100.  CRIPTION CONTINUED)			
·		OF KLAMATH' SS			
	CATE OF OREG	ON; COUNTY OF KLAMATH; 55.			
	State of State	Mountain Title Co.			
	Filed for record o				
1	- Hed to:	A D 1980 a3:18 clock M., are			
	riled for record at request ofA. D. 1980 a3:18 clock P. M., are thisA day ofA. D. 1980 a3:18 clock P. M., are				
	1110	Doods			
	duly recorded in	VolM80 , of Deeds D. MILNE, County Clerk			
		By Neiner			

Fee \$7.00