

TN

91775

CONTRACT—REAL ESTATE

Vol. 1780 Page 20889

THIS CONTRACT, Made this 22 day of October, 19 80, between  
Frank Anthony DiUlio and Rebecca Lee DiUlio, husband and wife,  
 and Donna L. Rookstool, hereinafter called the seller,

hereinafter called the buyer,  
 agrees to sell unto the buyer and the buyer agrees to purchase from the seller all of the following described lands  
 and premises situated in Klamath County, State of Oregon, to-wit:

A portion of the S $\frac{1}{2}$  NE $\frac{1}{4}$  NE $\frac{1}{4}$  of Section 34, Township 39 South,  
 Range 9 East of the Willamette Meridian.  
 Commencing at the Northwest corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 34,  
 Township 39 South, Range 9 East of the Willamette Meridian; thence  
 South, along the West boundary of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$ , 1164.70  
 feet to the true point of beginning; thence South, 130 feet,  
 more or less, to a point 23.00 feet North of the Southwest corner  
 of the NE $\frac{1}{4}$ NE $\frac{1}{4}$  of said Section; thence East, parallel to the South  
 boundary of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ , 770.2 feet; thence North, 130.00 feet;  
 thence West 770.2 feet to the true point of beginning.

EXCEPTING THEREFROM, that part of the above described tract lying  
 within Spring Lake County Road.

Subject, however, to the following:

1. Regulations, including levies, liens, assessments, water and  
 irrigation rights and easements for ditches and canal, of Klamath  
 Irrigation District.

2. Rights of the public in and to any portion of said premises  
 lying within the limits of roads and highways,

3. Unrecorded Contract of Sale dated October 9, 1973 between Calvin E.  
 McNary and Dixie I. McNary, husband and wife, Sellers and Frank  
 (for continuation of this Contract see reverse side of this document)

for the sum of Forty-Six Thousand and No/100ths-----Dollars (\$46,000.00)  
 (hereinafter called the purchase price) on account of which Ten Thousand and No/100ths-----  
 Dollars (\$10,000.00) is paid on the execution hereof (the receipt of which is hereby acknowledged by the  
 seller); the buyer agrees to pay the remainder of said purchase price (to-wit: \$36,000.00) to the order of  
 the seller in monthly payments of not less than THREE HUNDRED FIFTY AND NO/100THS-----  
 Dollars (\$350.00) each, or more, prepayment without penalty

payable on the 22 day of each month hereafter beginning with the month of November, 19 80,  
 and continuing until said purchase price is fully paid. All of said purchase price may be paid at any time; all de-  
 ferred balances of said purchase price shall bear interest at the rate of 10% per cent per annum from  
October 22, 1980 until paid, interest to be paid monthly and \* being included in the minimum

monthly payments above required. Taxes on said premises for the current tax year shall be prorated between the  
 parties hereto as of the date of this contract.

The buyer warrants to and covenants with the seller that the real property described in this contract is  
 (A) primarily for buyer's personal, family, household or agricultural purposes.

(B) for an organization or (C) if the buyer is a natural person is for business or commercial purposes other than agricultural purposes.

The buyer shall be entitled to possession of said lands on closing, 19 80, and may retain such possession so long as  
 he is not in default under the terms of this contract. The buyer agrees that at all times he will keep the premises and the buildings, now or hereafter erected  
 thereon, in good condition and repair and will not suffer or permit any waste or strip thereof; that he will keep said premises free from construction and all  
 other liens and save the seller harmless therefrom and reimburse seller for all costs and attorney's fees incurred by him in defending against any such liens;  
 that he will pay all taxes hereafter levied against said property, as well as all water rents, public charges and municipal liens which hereafter lawfully may  
 be imposed upon said premises, all promptly before the same or any part thereof become past due; that at buyer's expense, he will insure and keep insured  
 all buildings now or hereafter erected on said premises against loss or damage by fire (with extended coverage) in an amount not less than \$100,000  
 in a company or companies satisfactory to the seller, with loss payable first to the seller and then to the buyer as their respective interests may appear and  
 all policies of insurance to be delivered to the seller as soon as insured. Now if the buyer shall fail to pay any such liens, costs, water rents, taxes, or charges  
 or to procure and pay for such insurance, the seller may do so and any payment so made shall be added to and become a part of the debt secured by this  
 contract and shall bear interest at the rate aforesaid, without waiver, however, of any right arising to the seller for buyer's breach of contract.

The seller agrees that at his expense and within 30 days from the date hereof, he will furnish unto buyer a title insurance policy in-  
 suring (in an amount equal to said purchase price) marketable title in and to said premises in the seller on or subsequent to the date of this agreement, save  
 and except the usual printed exceptions and the building and other restrictions and easements now of record, if any. Seller also agrees that when said purchase  
 price is fully paid and upon request and upon surrender of this agreement, he will deliver a good and sufficient deed conveying said premises in fee simple  
 unto the buyer, his heirs and assigns, free and clear of encumbrances as of the date hereof and free and clear of all encumbrances since said date placed,  
 permitted or arising by, through or under seller, excepting, however, the said easements and restrictions and the taxes, municipal liens, water rents and public  
 charges so assumed by the buyer and further excepting all liens and encumbrances created by the buyer or his assigns.

(Continued on reverse)

\*IMPORTANT NOTICE: Delete, by lining out, whichever phrase and whichever warranty (A) or (B) is not applicable. If warranty (A) is applicable and if seller is a creditor,  
 at such word is defined in the Truth-in-Lending Act and Regulation Z, the seller MUST comply with the Act and Regulation by making required disclosures; for this purpose,  
 use Stevens-Ness Form No. 1308 or similar. If the contract becomes a first lien to finance the purchase of a dwelling use Stevens-Ness Form No. 1307 or similar.

SELLER'S NAME AND ADDRESS

BUYER'S NAME AND ADDRESS

After recording return to:

DA - Mail

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Donna L. Rookstool

4747 S. 6th St.

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_

I certify that the within instru-  
 ment was received for record on the  
 \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,  
 at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded  
 in book/reel/volume No. \_\_\_\_\_ on  
 page \_\_\_\_\_ or as document/fee/file/  
 instrument/microfilm No. \_\_\_\_\_,  
 Record of Deeds of said county.

Witness my hand and seal of  
 County affixed.

NAME

TITLE

By \_\_\_\_\_ 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 interest thereon at once due and payable, (3) to withdraw said deed and other documents from record, 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 favor 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 rest 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 aforesaid, 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 of any succeeding breach of any such provision, or as a waiver of the provision itself. continued from front..

Anthony DiUlio and Rebecca Lee DiUlio, husband and wife, as Buyers, and Sellers further covenant to and with Buyer that the said prior Contract shall be paid in full prior to, or at the time this Contract is fully paid and that said above described real property will be released from the lien of said Contract upon payment in full of this Contract.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$46,000.00. However, the actual consideration consists also include other property or value of goods or services which is part of the consideration (indicate in which by)

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 sum as the trial court may adjudge reasonable as attorney's fees to be allowed the prevailing party in said suit or action and if an appeal is taken from any judgment or decree of such trial court, the losing party further promises to pay such sum as the appellate court shall adjudge reasonable as the prevailing party's attorney's fees 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, the singular pronoun shall be taken to mean and include the plural, the masculine, the feminine and the neuter, and that generally all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

This agreement shall bind and inure to the benefit of, as the circumstances may require, not only the immediate parties hereto but their respective heirs, executors, 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 duly authorized thereunto by order of its board of directors.

*Frank Anthony DiUlio* *Donna L. Rookstool*  
 Frank Anthony DiUlio Donna L. Rookstool  
 Rebecca Lee DiUlio

NOTE—The sentence between the symbols ( ), if not applicable, should be deleted. See ORS 93.030).

STATE OF OREGON, )  
 County of Klamath ) ss.  
 October 27, 19 80

STATE OF OREGON, County of ) ss.  
 , 19  
 Personally appeared and

Personally appeared the above named, who, being duly sworn, Frank Anthony DiUlio, Rebecca Lee DiUlio and Donna L. Rookstool each for himself and not one for the other, did say that the former is the DiUlio and that the latter is the

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Spencer Korstman*  
 (OFFICIAL SEAL) and that the seal affixed to the foregoing instrument is the corporate seal 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.

Notary Public for Oregon  
 My commission expires 8-27-83

Notary Public for Oregon  
 My commission expires: (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 is executed and the parties are bound, shall be acknowledged, in the manner provided for acknowledgment of deeds, by the conveyor of the title to be conveyed. Such instruments, or a memorandum thereof, shall be recorded by the conveyor not later than 15 days after the instrument is executed and the parties 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)

It is agreed by and between the parties hereto that the Buyer herein agrees to pay the full Contract balance one year from the date of closing, or Buyer has the option of paying \$10,000 to Sellers and Sellers agree to extend the Contract for an additional year on the same terms and conditions.

It is further understood and agreed between the parties hereto that Buyer has made an independent investigation and inspection of the premises herein described, and has entered into this Contract without relying on any statement or representation or covenant not specifically embodied in this Contract, and accepts the property described in this Contract "as is" in its present condition, and requires no work of any kind to be done on said property by Sellers.

It is further agreed by and between the parties hereto that Buyer herein shall have the right to make any necessary repairs or improvements required to make property refinaneable without obtaining permission from the Sellers herein.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 27th day of October A. D. 19 80 at 11:59 clock A. M., an

tuly recorded in Vol. 480, of Deeds on Page 20889

Wm D. MILNE, County Clerk

*Bernetha D. Retsch*

Fee \$7.00