

This Agreement, made and entered into this 20th day of January, 1981 by and between

THEODORE J. PADDOCK and RALPH A. CRAWFORD, dba C & P RENTALS, a partner-
hereinafter called the vendor, and

JAMES W. WESLEY and BOBBY JOE GEORGE and BRENDA MARY GEORGE, husband and wife,
hereinafter called the vendee, and SUSAN J. WESLEY, husband and wife,

WITNESSETH

that the Vendor agrees to sell to the vendee S and the vendee agrees to buy from the vendor S all of the

following described property situated in Klamath County, State of Oregon, to-wit: high and to certain acreage, more or less to the

PARCEL 1 known as The West 40 feet of Lot 2 in Block 23 and the East 1/2 of vacated Cedar Street adjoining on the West of ORIGINAL TOWN IN THE CITY OF KLAMATH FALLS, OREGON.

PARCEL 2 Lot 3 in Block 23 and the East 1/2 of vacated Cedar Street adjoining on the West of ORIGINAL TOWN IN THE CITY OF KLAMATH FALLS, OREGON.

and for a price of \$65,500.00 payable as follows, to-wit: a down payment of \$11,000.00 at the time of the execution of this agreement, the receipt of which is hereby acknowledged; \$54,500.00 with interest at the rate of 12% per annum from January 1, 1981, payable in installments of not less than \$700.00 per month in advance of interest, the first installment to be paid on the 15th day of February, 1981 and a further installment on the 1st day of every month thereafter, until the full balance has been paid in full on or before the 13th day of July, 1985.

The entire sum, both principal and interest, to be paid in full on or before the 13th day of July, 1985.

Buyers transfer to Seller of equity in other property & cash \$11,000.00 at the time of the execution of this agreement.

of this agreement, the receipt of which is hereby acknowledged; \$54,500.00 with interest at the rate of 12% per annum from January 1, 1981, payable in installments of not less than \$700.00 per month in advance of interest, the first installment to be paid on the 15th day of February, 1981 and a further installment on the 1st day of every month thereafter, until the full balance has been paid in full on or before the 13th day of July, 1985.

The entire sum, both principal and interest, to be paid in full on or before the 13th day of July, 1985.

Buyers transfer to Seller of equity in other property & cash \$11,000.00 at the time of the execution of this agreement.

of this agreement, the receipt of which is hereby acknowledged; \$54,500.00 with interest at the rate of 12% per annum from January 1, 1981, payable in installments of not less than \$700.00 per month in advance of interest, the first installment to be paid on the 15th day of February, 1981 and a further installment on the 1st day of every month thereafter, until the full balance has been paid in full on or before the 13th day of July, 1985.

The entire sum, both principal and interest, to be paid in full on or before the 13th day of July, 1985.

Buyers transfer to Seller of equity in other property & cash \$11,000.00 at the time of the execution of this agreement.

of this agreement, the receipt of which is hereby acknowledged; \$54,500.00 with interest at the rate of 12% per annum from January 1, 1981, payable in installments of not less than \$700.00 per month in advance of interest, the first installment to be paid on the 15th day of February, 1981 and a further installment on the 1st day of every month thereafter, until the full balance has been paid in full on or before the 13th day of July, 1985.

The entire sum, both principal and interest, to be paid in full on or before the 13th day of July, 1985.

Buyers transfer to Seller of equity in other property & cash \$11,000.00 at the time of the execution of this agreement.

of this agreement, the receipt of which is hereby acknowledged; \$54,500.00 with interest at the rate of 12% per annum from January 1, 1981, payable in installments of not less than \$700.00 per month in advance of interest, the first installment to be paid on the 15th day of February, 1981 and a further installment on the 1st day of every month thereafter, until the full balance has been paid in full on or before the 13th day of July, 1985.

The entire sum, both principal and interest, to be paid in full on or before the 13th day of July, 1985.

Buyers transfer to Seller of equity in other property & cash \$11,000.00 at the time of the execution of this agreement.

of this agreement, the receipt of which is hereby acknowledged; \$54,500.00 with interest at the rate of 12% per annum from January 1, 1981, payable in installments of not less than \$700.00 per month in advance of interest, the first installment to be paid on the 15th day of February, 1981 and a further installment on the 1st day of every month thereafter, until the full balance has been paid in full on or before the 13th day of July, 1985.

The entire sum, both principal and interest, to be paid in full on or before the 13th day of July, 1985.

Buyers transfer to Seller of equity in other property & cash \$11,000.00 at the time of the execution of this agreement.

newly and yd 1281 JANUARY 20th

Escrow fees shall be deducted from the first payment made hereunder. The escrow holder may deduct cost of necessary revenue stamps from final payments made hereunder.

In the event vendee shall fail to make the payments aforesaid, or any of them, punctually, and upon the strict terms and at the times above specified, or fail to keep any of the other terms or conditions of this agreement, time of payment and strict performance being declared to be the essence of this agreement, then vendor shall have the following rights: (1) To foreclose this contract by strict foreclosure in equity; (2) To declare the full unpaid balance immediately due and payable; (3) To, specifically, enforce, the terms of this agreement by suit in equity; (4) To declare this contract null and void, and in any of such cases, except exercise of the right to specifically enforce this agreement by suit in equity, all the right and interest hereby created or then existing in favor of vendee derived under this agreement shall utterly cease and determine, and the premises aforesaid shall revert and reversion in vendor without any declaration of forfeiture or act of reentry, and without any other act by vendor to be performed, and without any right of vendee of reclamation or compensation for money paid or for improvements made, as absolutely, fully and perfectly, as if this agreement had never been made.

Should vendee, while in default, permit the premises to become vacant, Vendor may take possession of same for the purpose of protecting and preserving the property and his security interest therein, and in the event possession is so taken by vendor he shall not be deemed to have waived his right to exercise any of the foregoing rights.

And in case suit or action is instituted to foreclose this contract or to enforce any of the provisions hereof, vendee agrees to pay reasonable cost of title report and title search and such sum as the trial court may adjudge reasonable as attorney's fees to be allowed plaintiff in said suit or action, and if an appeal is taken from any judgment or decree of such trial court, the vendee further promises to pay such sum as the appellate court shall adjudge reasonable as plaintiff's attorney's fees on such appeal.

Vendee further agrees that failure by vendor at any time to require performance by vendee of any provisions hereof shall in no way affect vendor's right hereunder to enforce the same, nor shall any waiver by vendor of such 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.

In construing this contract, it is understood that vendor or the vendee may be more than one person; 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, the parties hereto and their respective heirs, executors, administrators and assigns.

WITNESS the hands of the parties the day and year first hereinabove written.

Tapes To: James W. Wesley, et al
750 Miller Island Rd.
City, 97601

C & P RENTALS, a partnership
By: Ralph A. Crawford
By: Theodore Paddock

Return To: Messrs. Paddock
& Crawford
2972 So. 6th St
City, 97601

James W. Wesley, Susan J. Wesley
Ralph A. Crawford
Theodore Paddock

STATE OF OREGON,
County of Klamath } ss.

FORM NO. 23 - ACKNOWLEDGMENT
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 20th day of January, 1981, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named THEODORE J. PADDOCK, RALPH A. CRAWFORD, JAMES W. WESLEY, BOBBY JOE GEORGE and BRENDA MARY GEORGE, SUSAN J. WESLEY

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

W. Arlene P. Addington
Notary Public for Oregon.
My Commission expires March 22, 1981

STATE OF OREGON, COUNTY OF KLAMATH; ss.
I hereby certify that the within instrument was received and filed for record on the 21st day of January A.D., 1981 at 10:50 o'clock A.M., and duly recorded in Vol M81 of Deeds on page 955.
Fee \$ 7.00
EVELYN BIEHN
COUNTY CLERK
by Berntha Paddock deputy