E95316	RACT—REAL ESTATE—Monthly Payments.	1/2-50-25210	MAI	IRTLAND, OR. 97204
		CONTRACT—REAL ESTATE	Vol. ///8/ Paga	<u>1512</u> @
THIS COL Richard A. husband an	VTRACT, Made this Thompson, aka Ric	hard S. Thompso	nual X 30 V. 19 th and Klarice Thomps	81, between
and David	W. Garrison and Ja	ck Hansen, dba	J & D Carpet	d the seller,
seller agrees to	sell unto the buyer and the	buyer agrees to purchas	ants and agreements herein co se from the seller all of the for y, State of	intained the
Subject, how i. Regulati	ever, to the follow	wing: les. llens. ass	of Klamath, State of essments, rights of strict;	of .
tiles that the relate gallery of the same that the test is the same of the sam	The first of the grant first security to the second security of the second seco	The first several properties of the several part of the several pa	t met til stråme til med til se et store med et som et Historia som et som Historia som et som	
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=	Andrew Branch Br			
for the sum of	Thirteen Thousand	Nine Hundred a	nd No/100ths	00.00
of the seller in Dollars (\$163	oo.00) is paid on the exector agrees to pay the remainder monthly payments of not les .90) each, or most	or of said purchase price s than ONE HUNDRE!	O SIXTY-THREE and 90 without penalty,	dged by the to the order 1/100THS
and continuing all deferred bala February	until said purchase price is ances of said purchase price 21981, until paid	fully paid. All of said shall bear interest at th , interest to be paid	purchase price may be paid a e rate of 116 per cent per a monthly and * \}	annum from
rated between to The buyer warran (A) primarily is (B) for an organic	he parties hereto as of the da his to and covenants with the seller th historyes's personal leavily, beseabold on histion or (even it buyer is a natural	te of this contract. at the real property described in person is for business or compersor in the person is to business or compensor.	n this contract is nercial purposes other than acticultural p	Nur noses.
The buyer shall be is not in default userected, in good cond and all other liens an such liens; that he will be insure and keep insure and keep insure.	Il be entitled to possession of said lands under the terms of this contract. The bitton and repair and will not suffer or d save the seller harmless therefrom an Il pay all taxes hereafter levied against imposed upon said premises, all prompt d all buildings now or hereafter erected.	on February. yer agrees that at all times he permit any waste or steip, thered reimburse seller for all costs are said property, as well as all wally before the same or any part on said propersises against loss of	19 8 1, and may retain such posses will keep the buildings on said premises, rolt that he will keep said premises free I dattorney's lees incurred by him in delenster rents, public charges and municipal lithereol become past due; that at buyer's cr damage by fire (with extended coverage.	ssion so long as low or herealter tom mechanic's ling against any ens which here- expense, he will I in an amount
not less than \$	in a company or comp ts may appear and all policies of insurar rents, taxes, or charges or to procure of the debt secured by this contract an reach of contract	anies satislactory to the seller, wance to be delivered to the seller and pay lor such insurance, the seller and shall bear interest at the rate	ith loss payable first to the seller and then as soon as insured. Now if the buyer shall seller may do so and any payment so made aloresaid, without waiver, however, ol any	to the buyer as fail to pay any shall be added right arising to
The seller agree suring (in an amount save and except the usaid purchase price is premises in tee simple since said date placed liens, water tents and	es that at his expense and within. 30, equal to said purchase price) marketabl sual printed exceptions and the buildin fully paid and upon request and upon unto the buyer, his heirs and assigns, it, permitted or arising by, through or ur public charges so assumed by the buyer	days from the date he title in and to said premises in a day of the said premises in a day of the said premises in a day of this agreement, he e and clear of encumbrances as deer seller, excepting, however, it and further excepting all-liens as	autoreand, without waiver, nowever, of any recol, he will lurnish unto buyer a title insu the seller on or subsequent to the date of ments now of record, it any. Seller also as e will deliver a good and sulficient deed of the date hereol and tree and clear of a he said easements and restrictions and the ind encumbrances created by the huyer or the said easements and the control of the control of the the said easements and the said easements and the the said easements easements and the the said easements ease	wance policy in- this agreement, grees that when conveying said Il encumbrances laxes, municipal his assigns.
*IMPORTANT NOTICE: D a creditor, as such word for this purpose, use Ste	telete, by lining out, whichever phrase and is defined in the Truth-in-Lending Act and vent-Ness Form No. 1308 or similar unless 307 or similar.	(Continued on reverse) whichever warranty (A) or (B) is no Regulation Z, the teller MUST comp the contract will become a first li-	of applicable. If warranty (A) is applicable an ly with the Act and Regulation by making requ en to finance the purchase of a dwelling in	
	**************************************	700 V C B V B C V C C	STATE OF OREGON,)ss.
SEL	LER'S NAME AND ADDRESS		County of I certify that the vertical ment was received for for	within instru- ecord on the
The second secon	ER'S NAME AND ADDRESS	SPACE RESERVED	ato'clockM., in book/reel/votume No	and recorded
After recording return to:	De Main	FOR RECORDER'S USE	instrument/microfilm No.	ment/fee/file/
	NAME: ADDRESS, ZIP		Record of Deeds of said co	
Until a change is requested all	Light statements shall be sent to the following	address		
5833 //	egizer Karinn		NAME D	TITLE

nd acresaus, without any process or law, and time initialized possessors.

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 such provision, or as a waiver of the provision itself.

Buyers herein specifically agree to pay the full Contract balance on or before March 1991 1991 199 Vanuon

and the contract of the contra		
The true		Contract to the contract of th
The true and actual consideration paid for this transists of a singleties of her property or making diversor proporties. In case suit or action is instituted to foreclose this sum as the trial court may adjudge reasonable as atterney's party's atterney's less on such trial court, the losing narry party's atterney's less on such trial court, the losing narry party's atterney's less on such trial court, the losing narry party's atterney's less on such trial court, the losing narry party's atterney's less on such trial court, the losing narry party's atterney's less on such trial court, the losing narry party atterney's less on such trial court, the losing narry party at the such trial court is the such trial court tri	nater, stated in terms of dollars, is \$13,900.00. The which is validable consideration indicates which to contract or to enforce any provision because which a stees to be allowed any provision because	
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sum as the trial countries instituted to the	which is equipy the more dollars, is \$13,900.00. The which is equipy the more dollars, is \$13,900.00. The which is equipy the more dollars which is the contract or to enforce any provision hereof, the losing party in said suit or action at the promises to pay such sum as the appellate court shall seller or the buyer may be more than one person or a corpo, hereof apply quality to the tempine and the neutral processing the seller.	
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Int Try your instrators, personal reaches to the benefit of	of as the silv qually to corporation and the neuter and the	ration; that if the contact
party's attorney's less on such appeal; the losing party tu. In construing this contract, it is understood that the singular proposes and implied or mean and include the shall be made, assumed and implied or make the provisions This agreement shall bind and inure to the benefit o IN WITNESS WHEREOF, said parti is a corporation, it has caused its corporate is duly authorized thereuses.	nereol apply qually to be leminine and the neuter, and the inclusions and the neuter, and this lift as the circumstances may require, not only the immediate ies have executed this instrument in triplicate; name to be signed and its corporate seal aff.	at generally all grammatical of
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duly puth and the caused its cornerate	The executed this instrument in the	nereto but their respecti
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der of its box	ard of directors and MS Corporate seal aff	ived to
D I Service I Co		nereto by its office
Richard Al Thompson, aka Richampson Carre	1 /2 5//	A STREET
- Hompson And Ric	harde Market	4
Claritan	Davidin	ence in
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ine symbols (), if not applicable at-	Hoensen	
Thompson Clarice Thompson Aka Ric Clarice Thompson Clarice Thompson NOTE—The sentence between the symbols (), if not opplicable, show STATE OF OREGON.	uld be deleted. See ORS 98.030). Hansen	***************************************
OF OREGON,		
County of Klamath)ss.	STATE OF OREGON, County of	
SS.	COP, OREGON, County of	
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Wolary Public for Oregon		voluntary act and deed.
My commission expires	/ Notare D. C.	
C expires	Notary Public for Oregon	····· (CFAT)
		(SEAL)
ORS 93.835. (1) All instruments contracting to convey fee to executed and the parties are bound, shall be acknowledged, in the executed instruments, or a memorandum thereof, shall be recovered by the execution of ORS 93.990(3) Violation of ORS 93.635 is punishable, upon	ankii ca:	
eyed. Such instruments, are bound, shall be acknowled fee to	itle to any real	
memorandum thereof, shall ke	he manner provided for at a time more than to	
URS 93.990(3) Violation of Opp on the	orded by the conveyor not leter the great of deeds, by the	the date that the land
ORS 93.635 is punishable, upon	conviction .	nveyor of the title to be
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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)

it is further understood and agreed between the parties hereto that Buyers have made an independent investigation and inspection of the premises herein described, and have entered into this Contract without relying on any statement or representation or covenant not specifically embodied in this Contract, and accept the property described in this Contract "as is" in Contract, and accept 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, except Sellers agree to repair the frozen pipes and

It is further agreed by and between the parties hereto that the taxes and fire insurance are the Buyers obligation herein and the Buyers agree to fire insurance are the buyers obligation nerein and the buyers agree to furnish Sellers with proof of payment for taxes and fire insurance each क्रमाता क्राक्रिक व्यक्ति क्राव्य प्राचन ह

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Company

this 30thday of January A. D. 1981 4:05 structures to the duly recorded in Vol. M-81 o'clock P. K., and ate constitute

Fee \$7.00

Deeds .

William Town

on Paçe <u>151</u>2 EVELYN BIEHN County perk