

SASS 95776

CONTRACT—REAL ESTATE

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THIS CONTRACT, Made this 10th day of February, 1981, between Harry H. Brown and Lena B. Brown, husband and wife, hereinafter called the seller, and J. C. Smith, hereinafter called the buyer,

WITNESSETH: That in consideration of the mutual covenants and agreements herein contained, the seller 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:

Lot 8, Block 13, NORTH KLAMATH FALLS, according to the official plat thereon on file in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. City lien, in favor of the City of Klamath Falls, for street improvements:

Entered: March 14, 1973

Improvement Unit: 228 Card: 46

Original Amount: \$1,799.13

Balance due: \$449.76, plus interest, if any, which Buyer herein assumes and agrees to pay to the City of Klamath Falls and agrees to hold Seller harmless therefrom;

for the sum of Fourteen Thousand Five Hundred and No/100ths Dollars (\$14,500.00) (hereinafter called the purchase price), on account of which Four Thousand and No/100ths Dollars (\$4,000.00) 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: \$10,500.00) to the order of the seller in monthly payments of not less than ONE HUNDRED SEVENTY-FIVE AND NO/100THS Dollars (\$175.00) each, or more.

payable on the 10th day of each month hereafter beginning with the month of March, 1981, and continuing until said purchase price is fully paid. All of said purchase price may be paid at any time; all deferred balances of said purchase price shall bear interest at the rate of 11% per cent per annum from February 10, 1981, 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 pro-rated 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) for a business or commercial purposes other than agricultural purposes.

The buyer shall be entitled to possession of said lands on February 10, 1981, 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 buildings on said premises, now or hereafter erected, in good condition and repair and will not suffer or permit any waste or strip thereof; that he will keep said premises free from mechanic's 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

full insurable value not less than \$ 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 or 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 insuring (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 the seller is a creditor, as 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 unless the contract will become a first lien to finance the purchase of a dwelling in which event use Stevens-Ness Form No. 1307 or similar.

Mr. Harry H. Brown
4434 Bisbee Street
Klamath Falls, OR 97601

SELLER'S NAME AND ADDRESS

Mr. J. C. Smith
2120 Stukel Street
Klamath Falls, OR 97601

BUYER'S NAME AND ADDRESS

After recording return to:

NTC - Kristi

NAME, ADDRESS, ZIP

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

SAME AS BUYER

NAME, ADDRESS, ZIP

STATE OF OREGON.

County of

I certify that the within instrument 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/title/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By

Deputy

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above required, or any of them, punctually within 20 days of the time limited therein, 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 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 favor of the buyer as against the seller hereunder shall utterly cease and the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$14,500.00. @ However, the actual consideration 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:

Harry H. Brown
Harry H. Brown
Lena B. Brown
Lena B. Brown
J. C. Smith
J. C. Smith

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

STATE OF OREGON,)
County of Klamath) ss. STATE OF OREGON, County of _____) ss.
February 10, 19 81. Personally appeared _____, 19____ and
Personally appeared the above named _____ who, being duly sworn,
Harry H. Brown and J. C. Smith each for himself and not one for the other, did say that the former is the
Smith _____ president and that the latter is the
_____ secretary of _____
and acknowledged the foregoing instrument to be their voluntary act and deed.
_____ a corporation,
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 be-
half 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:
(OFFICIAL SEAL) *Kristi L. Garrison*
Notary Public for Oregon
My commission expires 6/19/83
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 93.690(3) Violation of ORS 93.635 is punishable, upon conviction, by a fine of not more than \$100.

SPECIAL PROVISIONS (DESCRIPTION: CONTINUED)

It is agreed by and between the parties hereto that Buyer cannot exceed \$1,000 in prepayment of this contract in the year 1981. Seller herein has the option to reject more than \$4,000 payoff in any one tax year; provided, however, Seller and Buyer can mutually agree to change the terms of this provision upon mutual agreement between the parties. Seller agrees to instruct the escrow agent of any change in this provision of the contract.

STATE OF OREGON)
County of Klamath) ss.
February 11, 1981 Personally appeared the above named LENA B. BROWN and
acknowledged the foregoing instrument to be her voluntary act
and deed.
BEFORE ME:
Kristi L. Garrison
NOTARY PUBLIC FOR OREGON
My Commission expires: 6/19/83

STATE OF OREGON; COUNTY OF KLAMATH: ss.
I hereby certify that the within instrument was received and filed for record on the
11th day of February A.D., 1981 at 11:32 o'clock A M., and duly recorded in
Vol M81 of Deeds on page 2241.
Fee \$ 7.00
EVELYN BIEHN
COUNTY CLERK
By *Deane A. Litch* Deputy