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T/A # M-38-2333-4/18/81 Page 3831

This Agreement, made and entered into this 2nd day of March 1981, by and between PATRICIA L. HONEYCUTT, hereinafter called the vendor, and LYNN E. LONG, hereinafter called the vendee.

WITNESSETH that the Vendor and the Vendee agree to buy from the vendor all of the following described property situate in Klamath County, State of Oregon, to-wit:

Lots 18, 19, 20 and 21, Block 18, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS.

Subject to: Regulations, including levies, liens and utility assessments of the City of Klamath Falls; Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any.

TOGETHER WITH the following-described personal property:

8 Refrigerators; 8 Stoves; 7 Kitchen Tables and 28 Kitchen Chairs; 5 Dressers (2 with mirrors); 6 Sofas; 6 Mattresses and Box Springs; 7 Stands; 5 Chairs; 1 Hide-A-Bed; 1 Small Table; 1 Coffee Table; 1 End Table; 2 T.V. Stands, for which vendee will receive a Bill of Sale on execution hereof;

at and for a price of \$ 120,000.00, payable as follows, to-wit: (of which \$112,000.00 is attributed to real property and \$8,000.00 is attributed to personal property)

\$ 80,000.00 at the time of the execution of this agreement, the receipt of which is hereby acknowledged; \$ 40,000.00 with interest at the rate of 9 % per annum from March 2nd 1981, payable in installments of not less than \$ 4,000.00 per year, exclusive of interest, the first installment to be paid on the 1st day of May thereafter until the full balance and interest are paid. PROVIDED HOWEVER, that in addition to the payments abovedescribed, vendee will make an additional payment of \$8,000.00, plus interest at 9% per annum, on May 1, 1981.

Interest is to be paid with the principal payment, and in addition thereto.

Vendee agrees to make said payments promptly on the dates above named to the order of the vendor, at Klamath Falls, Oregon; to keep said property at all times in as good condition as the same now are, that no improvement, now on or which may hereafter be placed on said property shall be removed or destroyed before the entire purchase price has been paid and that said property will be kept insured in companies approved by vendor against loss or damage by fire in a sum not less than full insurable value with loss payable to the parties as their respective interests may appear, said policy or policies of insurance to be held by vendee, copy to vendor, that vendee shall pay regularly and seasonably and before the same shall become subject to interest charges, all taxes, assessments, liens and incumbrances of whatsoever nature and kind.

and agrees not to suffer or permit any part of said property to become subject to any taxes, assessments, liens, charges or incumbrances whatsoever having precedence over rights of the vendor in and to said property. Vendee shall not cut or remove any timber on the premises without written consent of vendor. Vendee shall be entitled to the possession of said property immediately.

Vendor will on the execution hereof make and execute in favor of vendee good and sufficient warranty deed conveying a fee simple title to said property free and clear as of this date of all incumbrances whatsoever, except as above stated,

which vendee assumes, and will place said deed and purchaser's policy of title insurance, together with one of these agreements in escrow at the South Valley State Bank,

at Klamath Falls, Oregon

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shall enter into written escrow instruction in form satisfactory to said escrow holder, instructing said holder that when, and if, vendee shall have paid the balance of the purchase price in accordance with the terms and conditions of this contract, said escrow holder shall deliver said instruments to vendee, but that in case of default by vendee said escrow holder shall, on demand, surrender said instruments to vendor.

But in case 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 the 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 re-vest 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 or to enforce any of the provisions hereof, the prevailing party in such suit or action shall be entitled to receive from the other party his costs which shall include the reasonable cost of title report and title search and such sum as the trial court and or appellate court, if an appeal is taken, may adjudge reasonable as attorney's fees to be allowed the prevailing party in said suit or action and or appeal, if an appeal is taken.

Vendee further agrees that failure by vendor at any time to require performance by vendee of any provision 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.

In the event vendee assigns his interest in this contract and the property therein described, vendor agrees that Lynn E. Long shall be immediately relieved of all liability and obligation under the terms of this contract.

Witness the hands of the parties the day and year first herein written.

Patricia L. Honeycutt

Lynn E. Long

STATE OF OREGON

March 4, 1981

County of Klamath

Personally appeared the above named Patricia L. Honeycutt and Lynn E. Long

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

Before me:

Barbara T. Addington
Notary Public for Oregon

My commission expires: 3-22-81

Until a change is requested, all tax statements shall be sent to the following name and address:

Lynn E. Long, 5116 Ridgewood Drive, Klamath Falls, Oregon, 97601

State of Oregon, County of Klamath

I certify that the within instrument was received for record on the 4th day of March 19 81 at 3:33 clock P m and recorded in book M81 on page 3831 Record of Deeds of said County.

From the office of

CRANE & BAILEY
Attorney at Law
540 Main Street
Klamath Falls, Oregon 97601

Witness My Hand and Seal of County Affixed.

Evelyn Biehn

County Clerk - Recorder

Berntha Heltsch
Deputy

Fee \$7.00

Return To:

T/A - So. 6th St