

5539

Vol. M-81 Page 18248

KNOW ALL MEN BY THESE PRESENTS, that on the 16<sup>th</sup> day of October, 1981, AUGUST HAUPTMANN and THELMA JUANITA HAUPTMANN, husband and wife, as Sellers, and MERVIN L. MANKA, as Purchaser, did enter into a Contract of Sale and purchase of:

Government Lot 1 of Section 3, Township 33 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land.

Purchaser agrees to pay to Sellers the sum of \$32,000.00, \$5,000.00 due and payable within six months from date hereof, \$5,000.00 due and payable within one year from date hereof, all payments shall apply first to interest and then to principal. In addition, Purchaser shall pay ~~\$155.00~~ <sup>40.00</sup> per month on the same day of each month, beginning on the 16<sup>th</sup> day of November, 1981, and said monthly payment shall increase to \$295.31 per month commencing April 16, 1982. Interest shall accrue at the rate of 10 1/2 % per annum commencing on the date hereof. Payments shall continue on the 16<sup>th</sup> day of each month thereafter until the full sum, principal and interest, has been paid.

DATED this 16<sup>th</sup> day of October, 1981.

SELLERS:

August Hauptmann  
Thelma Juanita Hauptmann

PURCHASER:

Mervin L. Manka

STATE OF OREGON, ]  
] ss.  
County of Klamath ]

October 16, 1981

Personally appeared the above named AUGUST HAUPTMANN and THELMA JUANITA HAUPTMANN, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Kristi L. Garrison  
Notary Public for Oregon  
My Comm. expires: 6/19/83

STATE OF OREGON, ]  
] ss.  
County of Klamath ]

October 16, 1981

Personally appeared the above named MERVIN L. MANKA and acknowledged the foregoing instrument to be voluntary act and deed.

Before me:

Kristi L. Garrison  
Notary Public for Oregon  
My Comm. expires: 6/19/83

PROCTOR, PUCKETT & FAIRCLO  
ATTORNEYS AT LAW  
280 MAIN STREET  
KLAMATH FALLS, OREGON 97601

State of OREGON: COUNTY OF KLAMATH: ss.

I hereby certify that the within instrument was received and filed for record on the

19th day of October A.D., 1981 at 11:54 o'clock A. M., and duly recorded in

Vol M-81b Deeds on page 18248.

Fee \$ 4.00

EVELYN BIEHN  
COUNTY CLERK

By [Signature] deputy