

(a) Declare the entire balance of the purchase price and interest immediately due and payable;

(b) Foreclose this contract by suit in equity;

(c) Specifically enforce the terms of this contract by suit in equity;

(d) Declare this contract null and void as of the date of the breach and retain as liquidated damages the amount of the payments previously made hereunder. In such event, all of the right, title and interest of PURCHASER to the property shall revert and be vested in SELLER without any act of reentry or without any other act by SELLER to be performed, and PURCHASER agrees to peaceably surrender the property to the SELLER. Should PURCHASER fail to so surrender the property, SELLER may, at his option, treat PURCHASER as a tenant holding over unlawfully after the expiration of a lease and PURCHASER may be ousted and removed as such.

The remedies provided above shall be nonexclusive and in addition to any other remedies provided by law.

REPRESENTATIONS AND CONDITION OF PROPERTY PURCHASER accepts the land, buildings, improvements and all other aspects of the property in their present condition, as is, including latent defects, without any representations or warranties, expressed or implied, unless they are in writing signed by SELLER. PURCHASER agrees that he has ascertained, from sources other than SELLER, the applicable zoning, building, housing and other regulatory ordinances and laws and that he has purchased the property with full awareness of these ordinances and laws as they may affect the present use or any intended future use of the property, and SELLER has made no representations with respect thereto.

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NOTICE Any notice under this contract shall be in writing and shall be effective when actually delivered or when deposited in the mail, addressed to the parties at the addresses stated in this contract, or such other addresses as either party may designate by written notice to the other. After _____, any notice to Purchaser should be to the following address: _____;

WAIVER Failure by Seller at any time to require performance of any provision of this contract shall not limit the right of SELLER to enforce the provision, nor shall any waiver by SELLER of any breach of any provision be a waiver of any succeeding breach of that provision or a waiver of that provision itself or any other provision;

COSTS AND ATTORNEYS FEES In the event suit or action is instituted to enforce any of the terms of this contract, the prevailing party shall be entitled to recover from the other party such sum as the Court may adjudge reasonable as attorneys fees at trial or on appeal of such suit or action, in addition to all other sums provided by law;

SUCCESSOR INTERESTS This contract shall be binding upon and inure to the benefit of the parties, their successors and assigns;

NUMBER, GENDER AND CAPTIONS As used herein, the singular shall include the plural, and the plural, the singular. The masculine and neuter shall each include the masculine, feminine and neuter, as the context requires. All captions used herein are intended solely for convenience of reference and shall in no way limit any of the provisions of this contract.

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IN WITNESS WHEREOF, the parties have caused this contract to be
executed in duplicate as of the day and year first above written.

SELLER:

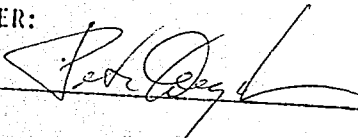
KLAMATH COUNTY OREGON

Neil Kuonen
Commissioner

Hayd L. Kyrne
Commissioner

Oliver A. Cheyne
Commissioner

BUYER:



STATE OF OREGON }
County of Klamath } ss.

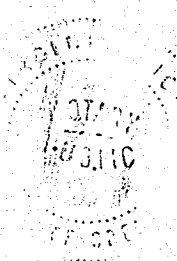
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BE IT REMEMBERED THAT on this 4th day of November,
1981, before me, the undersigned, appeared Nell Kuonen
Chairman of the Board, and Floyd L. Wynne and Alvin A. Cheyne the County
Commissioners, respectively, to me personally known, who being duly sworn, did
say that he, the said Nell Kuonen is the duly elected,
qualified and acting Chairman of the Board of County Commissioners of Klamath
County, Oregon, and that they, the said Floyd L. Wynne and Alvin A. Cheyne
are the duly elected, qualified and acting Commissioners, respectively, of said
County and State; and that the seal affixed to said instrument is that of said
County and State; and said Chairman and said two Commissioners acknowledge said
instrument to be the free act and deed of said County.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and
year first in this, my certificate, written.

Virginia Richy
NOTARY PUBLIC FOR OREGON

My Commission expires: September 23, 1984



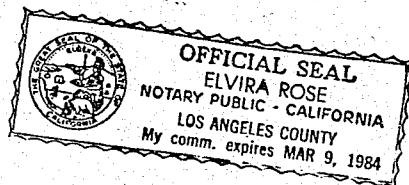
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State of California
County of Los Angeles ss.

On this 14 day of October, 1981, before me personally appeared
PETER BOGART

known to me to be the person.....whose name...is/~~are~~ subscribed to the within
instrument and acknowledged that he/~~she~~/they executed same for the purposes
herein contained.

In Witness Whereof, I hereunto set my hand and official seal.



[Signature]
Notary Public for the
State of California
My commission expires:
3-9-84

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of Klamath County
this 6th day of November A.D. 1981 at 9:42 o'clock A.M., and
duly recorded in Vol. M81, of Deeds on Page 19377.

By Evelyn Biehn Evelyn BIEHN, County Clerk

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No Fee