

THIS AGREEMENT, made and entered into this 30th day of November,
19 81 by and between MX LAND AND LIVESTOCK CORPORATION

hereinafter called Seller, and CRAIG H. MILLER and KATHLEEN N. MILLER,
Husband and Wife

hereinafter called Buyer (it being understood that the singular shall
include the plural if there are two or more sellers and/or buyers).

WITNESSETH:

Seller agrees to sell to the Buyer and the Buyer agrees to buy from
the Seller for the price and on the terms and conditions set forth
hereafter all of the following described property and improvements
situate in Klamath County, State of Oregon, to-wit:

"Lot 2, Block 6, FIRST ADDITION TO MOYINA MANOR, according
to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon."

SUBJECT TO (Please see "Exhibit A" attached hereto and in-
corporated by reference herein.)

The purchase price thereof shall be the sum of \$65,000,
payable as follows: \$13,000 upon the execution
hereof; the balance of \$52,000 shall be paid in
monthly installments of \$456.34 including interest at the
rate of 10% per annum on the unpaid balance, the first such
installment to be paid on the 30th day of December, 1981,
and a further and like installment to be paid on or before the 30th
day of each month thereafter until the entire purchase price,
including both principal and interest is paid in full.

It is mutually agreed as follows:

- * 1) Interest as aforesaid shall commence from date hereof,
Buyer shall be entitled to possession of the property as of date
hereof;
- * 2) After date hereof, Buyer shall have the privilege of
increasing any payment or prepaying the entire balance with in-
terest due thereon to the date of payment;

- 3) Buyer shall pay promptly all indebtedness incurred by their acts which may become a lien or purported lien, upon said property, and shall regularly and before the same shall become delinquent, pay all taxes, including adjustment of same for any reason, assessments, liens, and encumbrances of whatsoever kind affecting said property after this date, provided, all such taxes, assessments and charges for the current year shall be pro-rated as of the date hereof and in the event Buyer shall fail to so pay, when due, any such matters or amounts required by Buyer to be paid hereunder, or to procure and pay seasonably for insurance, Seller may pay any or all such amounts and any such payment shall be added to the purchase price of said property on the date such payments are made by Seller and such amount shall bear interest at the same rate as provided above, without waiver, however, of any right arising to Seller for Buyer's breach of contract, and, in such event or events, the escrow holder is hereby directed and authorized to so add such amounts to the contract balance upon being tendered a proper receipt therefor; ~~Buyer shall further provide Seller with proofs of payment of each year's taxes and insurance.~~ *CAP KMM* *1/2B*
- 4) Buyer shall keep the buildings on said property insured against loss or damage by fire or other casualty in an amount not less than the insurable value thereof with loss payable to the parties hereto and the interests herein reflected, if any, all as their interests appear at the time of loss, all uninsured losses shall be borne by the Buyer on or after the date Buyer becomes entitled to possession;
- 5) Buyer agrees that all improvements now located or which shall hereafter be placed on the property, shall remain a part of the real property and shall not be removed at any time prior to the expiration of this agreement without the written consent of Seller, Buyer shall not commit or suffer any waste of the property, or any improvements thereon, or alteration thereof, and shall maintain the property, improvements and alterations thereof, in good condition and repair, provided, Buyer shall not make or cause to be made any major improvements or alterations to the property without first obtaining the written consent of Seller;
- 6) Seller shall upon the execution hereof make and execute in favor of Buyer a good and sufficient deed conveying said property free and clear of all liens and encumbrances, except as herein provided, and which Buyer assumes, unless otherwise therein provided, and will place said deed, together with one of these agreements, in escrow at Mountain Title Company, 407 Main Street (P.O. Box 5017), Klamath Falls, Oregon 97601, and shall enter into written escrow instructions in form satisfactory to said escrow holder and the parties hereto, instructing said escrow holder that when, and if, Buyer 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 deed to Buyer, but in case of default by Buyer said escrow holder shall, on demand, surrender said instruments to Seller;
- 7) Until a change is requested, all tax statements shall be sent to the following address:
~~Craig H. and Kathleen N. Miller~~
~~6516 Val Halla Drive~~
~~Klamath Falls, OR 97601~~ *NO CHANGE* *1/2B*
- Seller shall pay the taxes thru his account at Klamath First Federal Savings and Loan Association and said taxes shall be added back to the contract balance each year. Buyer shall have the right to reduce the contract by the amount of the taxes upon payment and the receipt therefor.
- 8) Buyer certifies that this contract of purchase is accepted and executed on the basis of his own examination and personal knowledge of the premises and opinion of the value thereof; that no attempt has been made to influence his judgment; that no representations as to the condition or repair of said premises have been made by Seller or by any agent of Seller; and that Buyer takes said property and the improvements thereon in the condition existing at the time of this agreement. *1/2B*

PROVIDED, FURTHER, that in case Buyer 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 Seller 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 endorse the terms of this 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 Buyer derived under this agreement shall utterly cease and determine, and the premises aforesaid shall revert and revert in Seller without any declaration of forfeiture or act of re-entry, and without any other act by Seller to be performed and without any right of Buyer 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 Buyer, while in default, permit the premises to become vacant, Seller may take possession of same for the purpose of protecting and preserving the property and his security interest herein, and in the event possession is so taken by Seller he shall not be deemed to have waived his right to exercise any of the foregoing rights.

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 attorney's fees at trial or on appeal of such suit or action, in addition to all other sums provided by law.

Buyer further agrees that failure by Seller at any time to require performance by Buyer of any provision hereof shall in no way affect Seller's right hereunder to enforce the same, nor shall any waiver by 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.

This agreement shall bind and inure to the benefit of, as the circumstances may require, the parties hereto and their respective heirs, executors, administrators, successors and assigns, subject to the foregoing.

IN WITNESS WHEREOF, the parties have caused this agreement to be executed this 30th day of November, 19 81.

MX LAND AND LIVESTOCK CORPORATION

BY:

Real B. Buchanan
Buyer SELLER or Clifford J. Emmick
 His Attorney In Fact
S. Van Dyke SELLER

Ray W. Miller
 BUYER
Kathleen M. Miller
 BUYER