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This Agreement, made and entered into this 15th day of January, 1982, by and between

SIDNEY F. TUCKER, TRUSTEE, in some capacity and to be attached and being said this agreement hereinafter called the vendor, and

HAL A. BIGGER and LARAINA A. BIGGER, husband and wife,

hereinafter called the vendee, who by deed to you to the same agreement and to be attached and being said this agreement hereinafter called the vendee.

WITNESSETH that the parties to the above agreement have entered into the following agreement to sell to the vendee and the vendee agrees to buy from the vendor, all of the

following described property situated in Klamath County, State of Oregon, to-wit:

NW1/4SW1/4 of Section 7, Township 40 South, Range 8 E.W.M., SAVING AND EXCEPTING therefrom the Easterly 30 feet thereof;

SUBJECT TO: Conditions, restrictions, reservations, easements and rights of way of record and those apparent on the land; and ALSO

SUBJECT TO the terms of that certain Trust Agreement, dated and recorded January 31, 1977 in Deed Vol. M-77 at page 1619, records of Klamath County, Oregon;

and for a price of \$ 35,000.00, payable as follows, to-wit:

\$ 10,000.00 at the time of the execution of this agreement, the receipt of which is hereby acknowledged; \$ 25,000.00 with interest at the rate of 10.0 %

per annum from January 15, 1982, to be paid in installments of not less than \$ 250.00 per month, inclusive of interest, the first installment to be paid on the 15th day of February

1982, and a further installment on the 15th day of every month thereafter until the 15th day of February, 1992, when the entire remaining principal balance plus interest shall be due and payable.

Vendee agrees to make said payments promptly on the dates above named to the order of the vendor, or the survivors of them, at the Klamath First Federal Savings and Loan Association,

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 \$ 10,000.00 with loss payable to the parties as their respective interests may appear, said policy or policies of insurance to be held

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 at the time of closing of this sale.

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 those set forth above,

which vendee assumes, and will place said deed together with one of these agreements in escrow at the Klamath First Federal Savings and Loan Association

at Klamath Falls, Oregon

together with one of these agreements in escrow at the Klamath First Federal Savings and Loan Association

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and shall enter into written escrow instruction in form satisfactory to said escrow holder. Insisting 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 revest 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 this 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.

The parties to this Agreement acknowledge that there is a large open pit on the above-described property. Vendor agrees to fill said pit with boulders, stumps and dirt from the same general area and to complete said fill by January 15, 1984. Vendor may enter upon the premises at all reasonable times for the purpose of filling the pit.

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

Sidney F. Tucker, Trustee
Hal A. Bigger
Laraine A. Bigger
STATE OF OREGON
County of Klamath
January 14, 1982

Personally appeared the above-named Hal A. Bigger and Laraine A. Bigger, husband and wife, and Sidney F. Tucker as Trustee under the Trust Agreement referenced above,

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

Before me: [Signature]
Notary Public for Oregon
My commission expires: 6-5-83

Until a change is requested, all tax statements shall be sent to the following name and address:
Mr. & Mrs. Hal A. Bigger
23829 Adamsboro

Newhall, California 91321
State of OREGON: COUNTY OF KLAMATH: ss.
I hereby certify that the within instrument was received and filed for record on the
15 day of January A.D., 1982 at 10:47 o'clock A M., and duly recorded in
Vol M-82 of Deeds on page 564.
Fee \$8.00

EVELYN BIEHN
COUNTY CLERK
By [Signature] deputy

Wm. J. J. J.
12.0 12.57
K. Falls