	TN	11 UTE-frankly Poyments. TA-B-1633-7
	THECDORE J. PADD	OCCUP this 10th
	and ALAN D. O'NE	L. and LAURI A. PADDOCK, husband and wife, 19.82, betwee , husband and wife, hereinafter called the selle at in consideration of the mutual covenants and advance, hereinafter called the hum-
	TITZ FOR A	hereinafter and hereinafter and
	agrees to sell unto the buye and premises situated in	at in consideration of the mutual covenants and agreements herein cortained, the selle er and the buyer agrees to purchase trom the seller all of the following described land Klamath County, State of Cragon
	Lot 14, Block 18	er and the buyer agrees to purchase trom the seller all of the following described land Klamath County, State of Cregon, fo-wit
	of Klamath, State	SECOND ADDITION TO KLAMATH RIVER ACRES, in the County
	Subject to:	in the County
	LA KOCHANI A	tut omitting restriction
	to Klamath River A	tut omitting restrictions, if any, based on race, color al origin, as shown on the recorded plat of Second Addi using the terms and provisions the
	3. Monthe Prior to, paymen	it in full of said Mortgage will be
	not assume and Sall	10356 in favor of the State of Oregon, represented and tor of Veterans' Affairs, which Mortgage Buyer herein do in full of this Contract
se	ller) the t	d on the
the Dc	e seller in monthly payments o ollars (\$537.00) each,	10 remain t
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3408And it is understood and agreed between said paries that time is of the essence of this contract, and in case the buyer shall fail to make the payments above required, or any of them, punctually within 20 days of the time limited therefor, or fail to keep any agreement herein contained, then the seller at his above required, or any of them, punctually within 20 days of the time limited therefor, or fail to keep any agreement herein contained, then the seller at his above required, or any of them, punctually within 20 days of the time limited therefor, or fail to keep any agreement herein contained, then the seller at his option shall have the following rights: (1) to declare the contract null and void, (2) to declare the wolde unpaid principal balance of said purchase price with interest therefor at once due and payable. (3) to with draw said deed and other documents force as against the seller heremder shall trevet to and revest in said equity, and in any of such cases, all rights the premises duoy described and all other rights acquiright of the buyer of return, reclanation or compension of termine and the right to the possession of the premises duoy described and all other rights acquiright of the buyer of return, reclanation or compension of more seller without any act of re-entry, or any other act of said seller to be performed and without all this contract and such payments had never been made; of said moneys faid on account of the purcharedore made on the sector to be retained by and belong to said seller as the signed and reasonable error or said more to default all payments fault. And the said we life, the said of be returned by and belong to said seller as the signed and thereaster, to enter upon premised up to the time of such default applications thereas of such default, shall ave the right immediately, or at any time thereaster, to enter upon premised up to be interest with all the improvements and apputentances, thereon or thereto belonging? The buyer further agrees that failure by the selle at an The true and actual consideration paid for this transfer, stated in terms of dollars, is \$.51,900.00 However, the actual consideration consists of or includes other property or value given or promised which is the whole in case suit or action is instituted to foreclose this contract or to enforce any provision hereot, the losing party in said suit or action agrees to pay such um as the trial court may adjudge reasonable as after by's fees to be allowed the prevailing party in said suit or action and if an appeal is taken from any party is attorney's fees on such appeal. In construing this contract, it is understood that the seller or the hunger may be provided to prove the appeal and the prevailing in construing this contract, it is understood that the seller or the hunger may be provided to be preventioned to be after the seller or the hunger may be preventioned to be preventioned to be preventioned to be a seller or the hunger may be preventioned to be preventioned pariy's attorney's fees on such appeal. In constraining this contract, it is understood that the seller or the buyer may be more than one person or a corporation; that if the context so requires, the singular pronoun shall be taken to mean and include the plurel, the maxualine, the feminine and the neuter, and that generally all grammatical changes the singular pronoun shall be taken to make the provisions heredo apply equally to corporations and to individuals. shall be made, assumed and implied to make the provisions heredo apply equally to corporations and to individuals. This agreement shall bind and inure to the benefit of, as the circumstances may require, not only the immediate parties hereto but their respective This agreement shall be the provision successors in interest and assigns as well. IN WITNESS WHEREOF, said parties have executed this instrument in triplicate; if either of the undersigned is a corporation, it has caused its corporate name to be signed and its corporate seal affixed hereto by its officers duly authorized thereunto by order of its board of directors nel-1 B all 0121 not applic ble, should be deleted. See ORS 93.030). NOTE--- The sentence between the symb STATE OF OREGON, County of, 19..... STATE OF OREGON,)sı.) County of KLIGMATH and Personally appearedwho, being duly sworn, MARCH 18, 1982 Fersonally appeared the above named ALAN D. O'NIETL, LAUPT A. O. NETL, THEODORE J. PADDOCK 411 DESSIA A. each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of and that the seal allixed to the foregoing instrument is the corporation, of said corporation and that said instrument was signed and sealed in be-half of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed. Before me: PADODS ... and acknowledged the foregoing instrument to be THE TIC voluntary act and deed Before me: 41 (OFITICIAL Jucan :)(· 12k-Ro Notary Public for Oregon My commission expires //-, 2-8 2 My commission expires: SEAL) ORS 93.635. (1) All instruments contracting to convey fee title to any real property, at a time more than 12 months from the date that the instrument executed and the parties are bound, shall be achowledged, in the manner provided for acknowledgment of deeds, by the conveyor of the title to be conveyed. Such instrument, or a memorandum thereof, shall be recorded by the conveyor not later than 15 days after the instrument is executed and the parties are bound thereby. s ure sound increasy. A ORS 93.980(3) Violation of ORS 93.685 is pulishrible, upon conviction, by a fine of not more than \$160. (DESCRIPTION CONTINUED) ang berelati 4. Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a mobile home and any interest or liens disclosed thereby. The monthly payments as required herein shall include the real property taxes. The Seller herein shall pay the taxes as same become due and subsequent to payment of the taxes and furnishing a paid receipt for same to the Buyer, shall add the amount so paid to the unpaid balance of this Contract. Said amounts so added shall bear interest at the rate provided This Contract shall be paid in full on or before three years from the date hereof. Should Buyer elect, he may, and Seller hereby agrees to same, pay such sums as necessary to reduce the balance of this Contract to the unpaid balances of the two Mcrtgages in favor of Dept. of Veterans' Affairs and upon so doing, he may formally assume these two Mortgages, or may continue to pay the amounts of the Mortgages through this Contract, thus renegotiating the interest rate to conform with the interest rate of the existing Mortgages. STATE OF OREGON; COUNTY OF KLAMATH; ss. Filed for record atkreamented this 18 day of March A. D. 19 82 at 3:34 dock P M day recorded in Vol. M 82, of Deeds on i a : 3407 EVELYN BIEHN, County Fee \$8.00 111