

CE 3903

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and Georgiana K. Beighton, a single woman, hereinafter called the buyer,

and Georgiana K. Beightson, a single woman, hereinafter called the buyer,  
**WITNESSETH:** That in consideration of the mutual covenants and agreements herein contained, the  
 seller agrees to sell unto the buyer and the buyer agrees to purchase from the seller all of the following de-  
 scribed lands and premises situated in Klamath County, State of Oregon, to-wit:  
 TO VOID ANY CONTRACT OR AGREEMENT BY NOTICE TO THE SELLER IF  
 THE BUYER AND REGULATIONS

ribed lands and premises situated in ... Klamath ... County, State of ...  
 "YOU HAVE THE OPTION TO VOID YOUR CONTRACT OR AGREEMENT BY NOTICE TO THE SELLER IF  
 YOU DID NOT RECEIVE A PROPERTY REPORT PREPARED PURSUANT TO THE RULES AND REGULATIONS  
 OF THE OFFICE OF INTERSTATE LAND SALES REGISTRATION, U. S. DEPARTMENT OF HOUSING AND  
 URBAN DEVELOPMENT, IN ADVANCE OF, OR AT THE TIME OF YOUR SIGNING THE CONTRACT OR  
 AGREEMENT. IF YOU RECEIVED THE PROPERTY REPORT LESS THAN 48 HOURS PRIOR TO SIGNING  
 THE CONTRACT OR AGREEMENT YOU HAVE THE RIGHT TO REVOKE THE CONTRACT OR AGREEMENT BY  
 NOTICE TO THE SELLER UNTIL MIDNIGHT OF THE THIRD BUSINESS DAY FOLLOWING THE CON-  
 SUMMATION OF THE TRANSACTION. A BUSINESS DAY IS AN CALENDAR DAY EXCEPT SUNDAY, OR  
 THE FOLLOWING BUSINESS HOLIDAYS: NEW YEAR'S DAY, WASHINGTON'S BIRTHDAY, MEMORIAL  
 DAY, INDEPENDENCE DAY, LABOR DAY, VETERAN'S DAY, COLUMBUS DAY, THANKSGIVING, AND  
 CHRISTMAS."

IT IS MANDATORY THAT THE PURCHASER BE A MEMBER OF THE LITTLE DESCHUTES RIVER WOODS OWNERS ASSOCIATION AND IS SUBJECT TO MAINTENANCE OF BOTH THE ACCESS ROAD AND THOSE ROADS WITHIN SUBDIVISION TRACTS 1069, 1122, AND 1123 AS SPELLED OUT IN THE ARTICLES OF ASSOCIATION RECORDED IN KLAMATH COUNTY ON MARCH 12, 1973, INSTRUMENT NO. 74116, VOLUME M73, PAGE NO. 2591.

Lot 27, Block 3, Tract 1069. Dollars (\$ 5,000.00 )  
for the sum of Five Thousand and no/100 Five Hundred and no/100  
(hereinafter called the purchase price), on account of which the receipt of which is hereby acknowledged by the  
Dollars (\$ 500.00 ) is paid on the execution hereof (the receipt of which is hereby acknowledged by the  
seller); the buyer agrees to pay the remainder of said purchase price (to-wit: \$ 4,500.00 ) to the order  
of the seller in monthly payments of not less than Forty-five and no/100  
Dollars (\$ 45.00 ) each, June 5, 1982

Dollars (\$ 45.00 ) each, \_\_\_\_\_ June 5, 1982,  
payable on the 5th day of each month hereafter beginning with the month of \_\_\_\_\_  
and continuing until said purchase price is fully paid. All of said purchase price may be paid at any time;  
all deferred balances of said purchase price shall bear interest at the rate of 9% per cent per annum from  
May 5, 1982 until paid, interest to be paid monthly and \* {in addition to} being included in  
the minimum monthly payments above required. Taxes on said premises for the current tax year shall be pro-  
rated between the parties hereto as of the date of this contract.  
\_\_\_\_\_ with the seller that the real property described in this contract is  
\_\_\_\_\_ other than agricultural purposes.

~~The buyer warrants to and covenants with the seller that the real property described in this contract is~~

(A) ~~personalty or personal property~~, and is not business or commercial purposes other than agricultural purposes.

(B) ~~for an organization or (even if buyer is a natural person) is for business or commercial purposes other than agricultural purposes.~~

March 12, 1982, and may retain such possession so long as all times he will keep the buildings and premises free from

[illegible][illegible][illegible][illegible]

The buyer further agrees that failure by the seller at any time to deliver to the buyer the goods ordered hereunder shall constitute a breach of any provision herein obliging the seller to deliver to the buyer the goods ordered hereunder. The buyer hereby agrees that failure by the seller at any time to deliver to the buyer the goods ordered hereunder shall constitute a breach of any provision herein obliging the seller to deliver to the buyer the goods ordered hereunder.

his right hereunder to enforce the same by writ or otherwise as a matter of the provision herein.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 5,000.00

In case suit or action is instituted to foreclose this contract or to enforce any of its provisions hereof, the buyer agrees to pay such sum as the court may adjudge reasonable as attorney's fees to be allowed plaintiff in said suit or action if an appeal is taken from any judgment or decree of the trial court, the buyer further promises to pay such sum as the appellate court shall adjudge reasonable as plaintiff's attorney's fees on such appeal.

This contract, it is understood that the seller or the buyer may be more than one person; that if the contest so requires, the singular shall include the plural, the masculine, the feminine and the neuter; and that generally all grammatical changes shall apply to individuals.

In construing this contract, it is understood that the masculine, the feminine and the neuter pronoun shall be taken to mean and include the plural, the masculine, the feminine and the neuter, assumed and applied to make the provisions hereof apply equally to corporations and to individuals.

designed is a corporation, it has caused its corporate name to be signed  
by its officers duly authorized thereunto by order of its board of directors.

**BUYER:**

**SELLERS:**

After recording return  
KCT Co # 3903

IMPORTANT NOTICE: Delete, by lining out, whichever phrase and whichever warranty (A) or (B) is not applicable.  
 If warranty (A) is applicable and the seller is a creditor, as such word is defined in the Uniformed-3 Act and  
 Regulation Z, the seller must comply with the Act and Regulation by making required disclosures for the purchase of a  
 used Stevens-Moss Form No. 1327 or similar on or after the contract will become a first lien to finance the purchase of a  
 dwelling in which event use Stevens-Moss Form No. 1327 or similar.

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STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

this 22 day of July A. D. 1982 at 11:36 o'clock A. M.,  
duly recorded in Vol. N 82, of Deeds on a c 9394

Fee \$8.00

EVELYN BIEHN, County Clerk

By Joyce M. Dine