

14222

CONTRACT-REAL ESTATE

THIS CONTRACT, Made this 29th day of June  
C.P. PEYTON and DORIS A. PEYTON, husband and wife  
and GARY S. HAM and CHARLENE A. HAM, husband and wife, hereinafter called the seller,

WITNESSETH: That in consideration of the mutual covenants and agreements herein contained, the buyer, agrees to sell unto the buyer and the buyer agrees to purchase from the seller all of the following described lands and premises situated in Klamath County, State of Oregon, to-wit:

Lot 13 in Block 42 of HOT SPRINGS ADDITION TO KLAMATH FALLS, SUBJECT TO: 1. A shared Well Agreement with Lot 12 in Block 42, Hot Springs Addition, recorded June 7, 1982 in Book M82 at page 7065& 7066, Klamath County records.

This is an exchange of properties with the difference to be paid under the terms of this Contract. Where the words Buyer and Seller are used, they shall mean exchanger.

for the sum of FORTY FIVE THOUSAND and No/100- - - - - Dollars (\$45,000.00), hereinafter called the purchase price, of which \$-0- has been paid at the time of the execution hereof, the receipt whereof hereby is acknowledged by the seller; the buyer agrees to pay the balance of said purchase price to the order of the seller at the times and in the amounts as follows, to-wit: by exchanging a portion of Lot 11 in Block 107, Buena Vista Addition to the City of Klamath Falls, Klamath County, Oregon for \$17,500.00 and agreeing to pay the balance of \$27,500.00 at \$400.00 per month until paid in full. The first payment shall become due on August 1, 1982. A penalty of \$20.00 will be added to any monthly payment over 10 days late.

The buyer warrants to and covenants with the seller that the real property described in this contract is (a) primarily for buyer's personal, family, household or agricultural purposes. 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 10 percent per annum from July 1, 1982 until paid, interest to be paid monthly and being included in the minimum regular payments above required. Taxes on said premises for the current year shall be prorated between the parties hereto as of June 30, 1982.

The buyer shall be entitled to possession of said lands on July 1, 1982, and may retain such possession so long as he is not in default under the terms of this contract. The buyer agrees that at all times he will keep the premises and the buildings, now or hereafter erected thereon, in good condition and repair and will not suffer or permit any waste or strip thereof; that he will keep said premises free from construction and all other liens and save the seller harmless therefrom and reimburse seller for all costs and attorney's fees incurred by him in defending against any such liens; that he will pay all taxes hereafter levied against said property, as well as all water rents, public charges and municipal liens which hereafter lawfully may be imposed upon said premises, all promptly before the same or any part thereof become past due; that at buyer's expense, he will insure and keep insured all buildings now or hereafter erected on said premises against loss or damage by fire (with extended coverage) in an amount not less than \$- - - - - insurable value in a company or companies satisfactory to the seller, with loss payable first to the seller and then to the buyer as their respective interests may appear and all policies of insurance to be delivered to the seller as soon as insured. Now if the buyer shall fail to pay any such liens, costs, water rents, taxes, or charges or to procure and pay for such insurance, the seller may do so and any payment so made shall be added to and become a part of the debt secured by this contract and shall bear interest at the rate aforesaid, without waiver, however, of any right arising to the seller for buyer's breach of contract. The said described premises are now subject to a mortgage (the word mortgage as used herein includes within its meaning a trust deed) recorded in the Deeds, Mortgage, and Records of said county in book/reel/volume No. M-77 on page 23084 thereof or as document/fee/file/instrument/microfilm No. - - - - - (reference to which hereby is made) on which the unpaid principal balance thereof at this time is \$- - - - - and no more, with interest paid to June 30, 1982, payable in installments of not less than \$200.00 per month; the seller agrees to pay all sums due and to become due on said contract or mortgage promptly at the times required for said payments and to keep said contract or mortgage free from default; should any of the installments on said mortgage so paid by the seller include taxes or insurance premiums on said described premises, the buyer agrees on seller's demand forthwith to repay to the seller that portion of said installments so paid applicable to taxes and insurance premiums; should the seller for any reason permit said contract or mortgage to be or become in default, the buyer may pay any sums required by said contract or mortgage to be paid or otherwise perform said contract or mortgage and the buyer shall be entitled to credit for all sums so paid by him against the sums next to become due on the above purchase price pursuant to the terms of this contract.

The seller agrees that at his expense and within 10 days from the date hereof, he will furnish unto buyer a title insurance policy insuring (in an amount equal to said purchase price) marketable title in and to said premises in the seller on or subsequent to the date of this agreement, save and except the usual printed exceptions and the building and other restrictions and easements now of record, if any, and the said contract or mortgage. Seller also agrees that when said purchase price is fully paid and upon request and upon surrender of this agreement, he will deliver a good and sufficient deed conveying said premises in fee simple unto the buyer, his heirs and assigns, free and clear of all encumbrances since said date placed, permitted or arising by through or under seller, excepting, however, the said easements and restrictions, and the taxes, municipal liens, water rents and public charges so assumed by the buyer and further excepting all liens and encumbrances created by the buyer or his assigns.

(Continued on reverse)  
\*IMPORTANT NOTICE: Delete, by lining out, whichever phrase and whichever warranty (A) or (B) is not applicable. If warranty (A) is applicable and if seller is a creditor, as such word is defined in the Truth-in-Lending Act and Regulation Z, the seller MUST comply with the Act and Regulation by making required disclosures; for this purpose, use Stevens-Ness Form No. 1308 or similar. If the contract becomes a first lien to finance the purchase of a dwelling use Stevens-Ness Form No. 1307 or similar.

SELLER'S NAME AND ADDRESS

BUYER'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Mr & Mrs Gary S. Ham  
309 No. Alameda  
Klamath Falls, OR

STATE OF OREGON,

County of - - - - - ss.

I certify that the within instrument was received for record on the - - - - - day of - - - - - 19 - - - - - at - - - - - o'clock M., and recorded in book/reel/volume No. - - - - - page - - - - - or as document/fee/file/instrument/microfilm No. - - - - - Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE

By - - - - - Deputy

And it is understood and agreed between said parties 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 30 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 this contract null and void; (2) to declare the whole unpaid principal balance of said purchase price with the interest thereon at once due and payable; (3) to withdraw said deed and other documents from escrow and/or (4) to foreclose this contract by suit in equity, and in any of such cases, all rights and interest created or then existing in favor of the buyer as against the seller hereunder shall utterly cease and the seller without any act of re-entry, or any other act of said seller to be performed and without any right of the buyer of return, reclamation or compensation for case of such default all payments theretofore made on this contract are to be retained by and belong to said seller as the agreed and reasonable rent of said premises up to the time of such default. And the said seller, in case of such default, shall have the right immediately, or at any time thereafter, to enter upon the land aforesaid, without any process of law, and take immediate possession thereof, together with all the improvements and appurtenances thereon or thereto belonging.

The buyer further agrees that failure by the seller at any time to require performance by the buyer of any provision hereof shall in no way affect his right hereunder to enforce the same, nor shall any waiver by said 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.

All parties agree that they have examined the respective properties and accept them in "as is" condition with no warranties made or implied and that they are aware that C.P. Peyton aka Cal Peyton is an Oregon real estate licensee.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$45,000.00 @However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).@

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

In construing 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 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, not only the immediate parties hereto but their respective heirs, executors, administrators, personal representatives, 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 thereto by order of its board of directors.

Gary S. Ham  
Charlene A. Ham

NOTE—The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030).

STATE OF OREGON,  
County of Klamath } ss.  
July 1, 1982  
Personally appeared the above named C.P.  
Peyton and Doria A. Peyton and  
Gary S. Ham and Charlene A. Ham  
and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_  
Personally appeared \_\_\_\_\_ and  
\_\_\_\_\_, who, being duly sworn,  
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 \_\_\_\_\_

Before me:  
(OFFICIAL SEAL)  
Charlene I. Addington  
Notary Public for Oregon  
My commission expires 3-22-85

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf 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:  
(SEAL)  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

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 is executed and the parties are bound, shall be acknowledged, in the manner provided for acknowledgment of deeds, by the conveyor of the title to be conveyed. Such instruments, 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.  
ORS 93.990(3) Violation of ORS 93.635 is punishable, upon conviction, by a fine of not more than \$100.

(DESCRIPTION CONTINUED)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 3 day of August, A.D. 1982 at 3:36 o'clock P.M.,  
duly recorded in Vol. M 82, of Deeds on Page 9965

Fee \$8.00

By Evelyn Biehn  
EVELYN BIEHN, County Clerk

NOTICE TO CREDITORS: The undersigned, CHARLENE I. ADDINGTON, Notary Public for Oregon, do hereby certify that the foregoing instrument was duly acknowledged before me on the day and date above stated, and that the seal of said Notary Public is hereunto affixed. In testimony whereof, I have hereunto set my hand and the seal of my office at Klamath Falls, Oregon, this 1st day of July, 1982.