NAME, ADDRESS, ZIP

	14502		NTRACT—REAL ESTA		
	THE CONTRACT Made this	134		August	, 19 <u>82</u> , betwee
	Craig J. Simpler				hareinafter called the selle
nd .	Leslie R. Jones and	Emma L. J	once hugher	nd and wif	e
••••••	WITNESSETH: That in consid	leration of t	the mutual cove	enants and a	hereinafter called the buye greements herein contained, the seller all of the following described land of Oriegon, to-wi
p	Lots 20 ar Klamath C	d 21 of I	Block 13, Kl	amath Fore	
	Subject however, to the	following	<b>z:</b>		
	1. Reservations and of America to James F. Co in Deed Volume 313, page "Title to the above existing easements or rights of way of roads, trails, tele United States, with or improve the same (Dept. Instr., Janu	d restriction, et 275, recodescribes for publication the right, so long ary 13, 1	tions containal, dated Jords of Kland property is pipe lines and there is es, etc., acts of the Urgas needed (916, 44 L.D.	ath County s conveye and for a hereby re tually con ited State or used fo 513)."	any other easements esserved any and all instructed by the es to maintain, operate r or by the United States.
	2 Reservations an	d restric	tions conta	ined in th	e dedication of Klamath
	Forest Estates as follow	rs:	- 16 foot o	coment ce	entered on the back and reservations of record."
(her Doll selle the Doll and	einafter called the purchase price lars (\$.1600.00 ) is paid on er); the buyer agrees to pay the reseller in monthly payments of nelars (\$.142.60 ) each, (B.530.00 per month on exist.	on account the executive mainder of less than uyers paying trust	on hereof (the said purchase ONE HUNDRED ment to cove deed and no	receipt of v price (to-wi and FORT r existing te. Selle	oths Dollars (\$5,300.00 IDRED and no/100ths which is hereby acknowledged by t. \$700.00 ) to the order TWO and 60/100ths contract payment of \$112.6 r will hold buyers harmless onth of Sept. 12, 198.
mor par	continuing until said purchase and balances of said purchase prices. If the buyer warrants to and covenants with a large prices are a specific to the date of this.  The buyer warrants to and covenants with a large prices are a specific to a large prices. If the buyer shall be entitled to possession a not in default under the terms of this continued of condition and repair and will re-	e shall bear terest to be Taxes on sai contract. h the seller that ly, household or er is a maturel p of said lands on ract. The buyer tot sulfer or per	interest at the paid. MONTH d premises for the real property de agricultural purposes. Closing agrees that at all in mit any waste or str	the current  cribed in this cor concurrent property that he will keep to perfect that he will keep to perfect that he will storye's let	mper cent per annum from ugus.  and * { in addition to being included in the minimates tax year shall be prorated between the state of the proposes other than agricultural purposes.  1982, and may retain such possession so lot the premises and the buildings, now or hereafter every like possible or the premises and premises free from construction as incurred by him in defending against any such
mon par	continuing until said purchase and balances of said purchase prices of said purchase prices. If a said purchase prices are said purchase prices are said purchase prices. If a said purchase prices are said purchase are said purchase are said purchased as a said present and purchase said presents and presents and present and purchase said presents and presents and presents and presents are said presents are said presents are said presents are said presents and presents are said presents are sai	rice is fully e shall bear terest to be Taxes on sai contract.  In the seller that by, household or the full lands on ract. The buyer of sulfer or per mand reimburset said property, ore the same of contract with lands or the same of contract said property, with loss peller, with loss peller as soon as	the real property de agricultural purposes.  Closing agrees that at all time any waste or stirk as well as all water any part thereof become so of damage by lire supplie lirst to the sinsured. Now it the limit and my market or so or damage by lire supplie lirst to the sinsured. Now it the limit and my market so was any part thereof become so or damage by lire supplie lirst to the sinsured. Now it the limit and my market so	the current  the current  the will keep  the will keep  the she will k	and * { in addition to being included in the minimitation to the property of the property of the property of the premises and the buildings, now or hereafter e will keep said premises free from construction are incurred by him in delending against any such at at buyer's expense, he will insure and heep in the buyer as their respective interests may appear to the buyer as their respective interests may appear any such liens, costs, water rents, taxes, or calded to and become a part of the debts secured in the desired and become a part of the debts secured in the desired and become a part of the debts secured in the
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he i there other that the the the that the the that the the the the the the the the the th	continuing until said purchase ed balances of said purchase prices of said purchase prices. If the said purchase prices are said purchase prices and said purchase prices are said purchase prices. If the buyer warrants to and covenants with the said purchase of the date of this.  The buyer warrants to and covenants with the said purchase of the	terest to be  Taxes on sai  contract.  In the seller that  ty, household or  of said lands on  ract. The buyer  of said lands on  ract. The buyer  of said roperty,  ore the same or  mines against los  eller, with loss re  slier as soon as  slier may do so  slier as soon as  slier may do so  surrender of thi  clear of encumb  excepting all lien	the real property de agricultural purposes.  Closing agrees that at all firming waste or strict as well as all water selection of the purposes.  Closing agrees that at all firming waste or strict as well as all water say part thereof beck so or damage by lire wayable lirst to the simsured. Now it the land any part thereof beck so or damage by lire wayable lirst to the simsured. Now it the land any apparent so aiver, however, of and any apparent so aiver, however, of and their restrictions and es agreement, he will rances as of the date were, the said easements and encumbrances (Continued on reverthere warranty (A), the seller MUST comp. It is the seller than the	the current  the current  the current  the current  the current  the self-self-self-self-self-self-self-self-	and * \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \

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And it is understood and agreed between said parties that time is of	the essence of this contract, and in case the buyer shall lail to make the payments ted therefor, or fail to keep any agreement herein contained, then the seller at his word, (2) to declare the whole unpaid principal balance of said purchase price with the declared the property and or (4) to loreclose this contract by suit in	
above required, or any of them, punctually within 40 days of the time inmi- 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 an equity and in any of such cases, all rights and interest created or then exist	i void, (2) to declare the whole unpaid principal balance of said purchase price with do ther documents from escrow and/or (4) to forcelose this contract by suit in ing in favor of the buyer as against the seller hereunder shall utterly cease and de- all other rights acquired by the buyer hereunder shall revert to and revest in said rimed and without any right of the buyer of return, reclamation or compensation for y and perfectly as it this contract and such payments had never been made; and in be retained by and belong to said seller as the agreed and reasonable rent of said h default, shall have the right immediately, or at any time thereafter, to enter upon	
termine and the right to the possession of the premises above described and	all other rights acquired by the buyer hereunder shall revert to and revest in said	
moneys paid on account of the purchase of said property as absolutely, full	y and perfectly as if this contract and such payments had never been made; and in	
premises up to the time of such default. And the said seller, in case of such	be retained of and belong to said select as the agreed an execution to enter upon the default, shall have the right immediately, or at any time thereafter, to enter upon the thereof, together with all the improvements and appurtenances thereon or thereto	
the land aloresaid, without any process of law, and take immediate possession belonging.	on thereof, together with all the improvements and apputtenances thereof of thereof	
The buyer further agrees that failure by the seller at any time to re	equire performance by the buyer of any provision hereof shall in no way affect his 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.		
After question by received to	January Company (1997) in the second of the	
100/25	in the second of	
- MANAGON MARINTAN		
	garanta and the second of	
The second secon	erms of dollars, is \$5.,300.00	
the state of the s	energideration (indicate which) (1)	
In case suit or action is instituted to foreclose this contract or to sum as the trial court may adjudge reasonable as attorney's lees to be sum as the trial court may adjudge reasonable as attorney's lees to be suit or the logical court for	note— enlorce any provision hereof, the losing party in said suit or action agrees to pay such owed the prevailing party in said suit or action and it an appeal is taken from any to pay such sum as the appellate court shall adjudge reasonable as the prevailing	
party's attorney's tees out such appear.	a contract of the contract of	
the singular pronoun shall be taken to mean and include the plural, the m	asculture, the terminine and the neutri, and that generally an grandation and to individuals	
This agreement shall bind and inure to the benefit of, as the circu	mustances may require, not only the immediate parties hereto but their respective est and assigns as well.	,
heirs, executors, administrators, personal representatives, successors in inter	est and assigns as well.	
IN WITNESS WHEREOF, said parties have	executed this instrument in triplicate; if either of the under-	
signed is a corporation, it has caused its corporate nan	ne to be signed and its corporate seal affixed hereto by its of-	
ficers duly authorized thereunto by order of its board of	of directors / \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	
1.6.01	V meler	
X desto Hones	Chair I Simoler	
v Lestie R./Jones	Crarg s. (otherier /	
A Bagana Marca	***************************************	
NOTE—The sentence between the symbols ①, if not applicable, should be deleted	d. Sea ORS 93.030).	
STATE OF OREGON, S	STATE OF OREGON, ) ss. ·	
in the contract of the contrac	<u>:</u>	
County of Klamath	County ofKlamath	
August 10th , 19 82	August 12 19 82 ·	
Personally appeared the above named		
e	Personally appeared the above named	
Craig J. Simpler	Leslie R. Jones and	
in 1988 in a great contrata e de la carriera de Area destre de la crista destreja de great de la contrata de c	Emma L. Jones	
and acknowledged the foregoing instru-	and acknowledged the foregoing instru-	
ment to be voluntary act and deed.		
notarized signature of Craig J. Simpler in County of Polk	ment to betheirvoluntary act and deed.	
Belgre me	Betore hie:	ì
COPPLICATION OF MARKET		í
SEAIO A Tim L. Massie	(OFFICIAL SEAL)	
Notary Public for Oregon	Notary Public for Oregon	
My commission expires 6-11-83	My commission expires: 8-13-85.	
- WOURLY SES		
APS 02 626 MD At instruments contracting to convey fee title to a	my real property, at a time more than 12 months from the date that the instrument provided for acknowledgment of deeds, by the conveyor of the title to be conveyor not later than 15 days after the instrument is executed and the party of the conveyor not later than 15 days after the instrument is executed and the party.	ţ
is executed and the parties are bound, shall be acknowledged, in the many	ner provided for acknowledgment of deeds, by the conveyor of the title to be conveyor not later than 15 days after the instrument is executed and the par-	
very control that the control of the same		٠ . د
ORS 93.990(8) Violation of ORS 93.635 is punishable, upon convict	ion, by a fine of not more than sivu.	Ż,
(DESCRIP	TION CONTINUED)	÷
o of Buggeryne of the fore see the	ស្តាក់ក្រសួង មានប្រជាព្រះ ស្រុក	:
3. Real Estate Contract, include	ling the terms and provisions thereof, b.	
Dated: May 17, 1979		
Recorded: May 17, 1979 40 0000	na salah dan salah san majaran salah salah salah da 🕻 🥻 🔭 😘 😘 🔻	
Volume: N70 noro 11944 Migrofi	Im Records of Klamath County, Oregon	•
volume: M/9, page 11244, Microra	lien W. 7 mdol bushand and wife	
	lian M. Zundel, husband and wife	
Vendee: Craig J. Simpler		
(affects parcel 2)		
Subject about the same of the second of the	And the state of t	
4 Trust Deed including the te	erms and provisions thereof, given to secure	
an indebtedness with interest thereon	and such future advances as may be provided	
therein the second space governor in		
ruerem.	ter for the first of the second of the secon	
THE Dated: July 15, 1979 MAG TO BE LOS		
Recorded: February 15, 1980		
Volume: M80. page 3106, Microf	ilm Records of Klamath County, Oregon	
Amount: \$850.00		
Grantor: Craig J. Simpler		
Trustee: Klamath County Title Co	rmony an Oregon cornoration	
Trustee: Manath County Title Co	Anyony, an orogon corporation	
Beneficiary: Klamath Falls Fores	st estates, a partifership	
(affects pagcel 1)		
The state of the s	en de la companya de La companya de la co	
STATE OF OREGON; COUNTY OF K	LAMATH; ss.	
ing a company of the street of a treet of the company of the compa	strain, feet and the strain of the strain	
Filed for record .		
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his 12 day chugust A.	D. 19 82 at o'clock AM .,	
	D. 19 82 ato'clock AM ., ~ . '	
his <u>12</u> day cAugust A. duly recerded in Vol. <u>M 82</u> , o	D. 19 82 ato'clock AM ., ~ . '	
duly recorded in Vol. M 82, o	D. 19_82 afo'clock AM ., ~ . ' fMtgeon Pa :=10400	
	D. 19_82 ato'clock AM ., ~ . '  fMtgeon Pa :10400  EVELYN BIEHN County ::	
duly recorded in Vol. M 82, o	D. 19_82 afo'clock AM ., ~ . ' fMtgeon Pa :=10400	