M No. 705-CONTRACT-REAL ESTATE-Mon	nthly Payments.	Vol. MX21	
151/1	CONTRACT—REAL ESTATE	10	82 between
.LU.I.XJ.	30th day of Augus	it, 19	,
THIS CONTRACT, Made	this 30th day of Augus	hereinafter ca	lled the seller,
Mark V. Blackmore		, nerena e	
Donnis D. Blackmor	e	, hereinafter ca	lled the buyer,
nd <u>Demns et</u>	e consideration of the mutual cove wer and the buyer agrees to purch	nants and agreements herein	
WITNESSETH: That ir	n consideration of the huber agrees to purch	ase from the seller all of the	to-wit:
scribed lands and prema-	Nimrod R	iver Park as shown on .	reser-
plack 61 Lot 6 of the	fitth addition of to: al	conditions, covenants	records
vations, resultion of the	Alco known as approved	Consisting UL 3	aiu
Mark V. Blackmore, situ	easements, rights and right te. Also known as approxim Lated in Klamath County, Or istered well, driveway and	out buildings.	a second s
acreage with state reg			
Meller roads			
and the second		and the second second second	
	Thousand Five Hundred hase price), on account of which	· · ·	a 2,500.00)
	Thousand Five Hundred hase price), on account of which is paid on the execution hereof (the	Dollars	(pf
for the sum of	Thousand Five number com- hase price), on account of which is paid on the execution hereof (the pay the remainder of said purchas For	No. Down Hayment	cknowledged by the
(hereinafter called the purch	hase price), on decution hereof (the	receipt of which is 1,500.00) to the order
seller); the buyer as	wments of not less than		
Dollars (\$ 40.00) each,	Nove	mber , 19.82,
	the bodinnit		
		g with the month of	he paid at any time,
Station the 15th de	ay of each month hereafter beginning	t and nurchase price may	be paid at any from
payable on the 15th di	ay of each month hereafter beginning purchase price is fully paid. All	t and nurchase price may	be paid at any from
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estoro ida 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 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 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 escrew and/or (4) to forcelose this contract by suit in the interest thereon at once due and payable. (3) to withdraw said deed and other documents from escrew and/or (4) to forcelose this contract by suit in the interest thereon at once due and payable. (3) to withdraw said deed and other documents from escrew and/or (4) to forcelose this contract by suit in termine and the right to the possession of the premises above described and all other rights acquired by the buyer of return, reclamation or compensation for seller without any set 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 seller without any set of re-entry, or any other and this contract are to be retained by and this contract and such payments had never been made; and in oneys paid on account of the purchase of said seller to be retained by and belong to said seller as the agreed and reasonable rent of said case of such delault all payments therefolore made on this contract are to be retained by and belong to said seller, or any timerelault, and the said seller, in case of such delault, shall have the right immediately, or at any time thereafter, to enter upon the land alloresaid, without any process of law, and take immediate possession thereof, together with all the improvements and appurtenances thereon or thereto the land alloresaid, without any process of law, and take immediate possession ther belonging. The buyer further afrees that failure by the seller at any time to require performance by the buyer of any provision hereof shall in no way allect 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 itsell. Special conditions: Seller warrants that property can be septic approved, at buyers expense, under the Oregon State DEQ alternative septic plans of 8/30/82 NE MUS The true and actual consideration paid for this transfer, stated in terms of dollars, is \$.2,500.00. (However, the actual consideration-consideration actual consideration paid tor this transfer, stated in terms of dollars, is \$.2,500.00. (However, the actual consideration-consinderation-consideration-consideration-consideratis consinder 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. ______ Man V. WHallemore NOTE-The sentence between the symbols (), if not applicable, should be deleted. See ORS 93.030}. STATE OF OREGON, County of STATE OF OREGON.) ss. . 19..... County of Klamath Personally appeared August 31,, 19.82..... who, being duly sworn, Personally appeared the above named_____ each for himself and not one for the other, did say that the former is the Dennis Dean Blackmore president and that the latter is thesecretary of and acknowledged the foregoing instru-ment to De: 1/ his voluntary act and deed. NUMBER ., a corporation, and that the seal attixed to the foregoing instrument is the corporation, of said corporation and that said instrument was signed and sealed in be-halt 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: Beloza me: * Eizel Ja (OFFICTAL C (SEAL) Noter Public for Ores Commission Expire Sublic for Oregon March 1, 1930 y commission expires 11 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 con-veyed. Such instruments, or a memorandum thereof, shall be recorded by the conveyor not later than 15 days after the instrument is executed and the par-ties are bound thereby. ORS 93.999(3) Violation of ORS 93.635 is punishable, upon conviction, by a fine of not more than \$100. THE THEOREM FIA (DESCRIPTION CONTINUED) Seller warrants that said Land is free of All Any liens AS of \$130/82. ASSUMES All taxes AS OF uyer FORM NO. 23 - ACKNOWLEDGMENT STEVENS-NESS LAW PUB. CO., PORTLAND, ORE. STATE OF OREGON, County ofKlamath..... BE IT REMEMBERED, That on this.....lst.....day of......September......, 19.82., before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within ------Mark V. Blackmor known to me to be the identical individual..... described in and who executed the within instrument and acknowledged to me thathis......executed the same freely and voluntarily. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written. Gernetha I Kelsch ommi Notary Public for Oregon. My Commission expires 12/29/85 STATE OF OREGON: COUNTY OF KLAMATH :ss STATE OF OREGON: COUNTY OF KLAMAIN :SS I hereby certify that the within instrument was received and filed for I hereby certify that the within A_{D} , 1982 at 10:27 ____O'clock A_M, record on the <u>-1</u> day of <u>Sept</u> A.D., and duly recorded in Vol <u>M 82</u>, of <u>Deeds</u> A.D., 1982 at 10:27 on page <u>1150</u>8 EVELYN BIEHN COUNTY CLERK 1h Deputy by∕ Fee \$<u>8.00</u>