	ONTRACT—REAL ESTATE	100 rage 2149
THIS CONTRACT, Made this8t.	hday ofFohr	
and William Jeffrey Brewer	•••••••••••••••••	, hereinafter called the seller
WITNESSETH: That in consideration of agrees to sell unto the buyer and the buyer agree and premises situated in	the mutual covenants	and agreements herein contained, the selle
The Easterly 55 feet of Lot 10, Block County of Klamath, State of Oregon.		
Subject to: 1) Regulations, including levies, asse for ditches and canals of Klamath I		
Regulations, including levies, assessuburban Sanitary District		
 3) Covenants, easements and restriction 4) Covenants, easements and restriction 5) Trust Deed dated May 6, 1981 and reconstruction 6) Trust Deed dated January 14, 1982 and 1986 which Vendor herein agrees to be seen agrees. 	ns recorded Janua corded May 7, 19 Vendee harmless nd recorded Janua	ry 31, 1942 in Book 144 at page 5 81 in Book M-81 at Page 8186, therefrom
566 which Vendor herein agrees to ho 7) Vendor herein agree to hold Vendee P said property at the time this Contr	oid vendee harmle	oo bhanafaa
for the sum ofTWENTY THOUSAND FIVE HUND (hereinafter called the purchase price) on account Dollars (\$50.00) is paid on the execution		
seller); the buyer agrees to pay the remainder of sit the seller in monthly payments of not less than T	aid purchase price (to	of which is hereby acknowledged by the owit: \$20,450,00) to the order of
ferred balances of said purchase price shall been interest	er beginning with the aid. All of said purch	month of March , 19 83 ase price may be paid at any time; all de-
and continuing until said purchase price is fully p ferred balances of said purchase price shall bear int February 8, 1983 until paid, interest to be pai	er beginning with the aid. All of said purcherest at the rate of .9.	month of March , 19 83, ase price may be paid at any time; all de-
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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 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 extros 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 days of the buyer as sainst the seller hereunder shall utterly cease and deseller 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 moneys paid on account of the purchase 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 therefolers made on this contract are to be retained by and belong to said seller as the agreed and reasonable rent of said the lime 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 aloresaid, without any process of law, and take immediate possession thereof, together with all the improvements and apputernances thereon or thereto any such provision hereof shall in no way affect his right increaded to enforce the same, nor shall any waiver by said seller of any breach of any provision hereof shall in no way affect his of any such provision, or as a waiver of the provision itself.

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judgment or decree of such trial court, the losing party further pr party's altorney's lees on such appeal. In construing this contract, it is understood that the seller of the singular pronoun shall be taken to mean and include the plural, shall be made, assumed and implied to make the provisions hereol.	the whole consideration (indicate which).(1) the whole consideration (indicate which).(1) or to enforce any provision hereof, the losing party in said suit or action agrees to pay such on the allowed the prevailing party in said suit or action and if an appeal is taken from any somises to pay such sum as the appellate court shall adjudge reasonable as the prevailing or the buyer may be more than one person or a corporation; that if the context so requires, the masculine, the feminine and the neuter, and that generally all grammatical changes apply qually to corporations and to individuals.
IN WITNESS WHEREOF, said parties ha	ave executed this instrument in triplicate: if either of the and animal
is a corporation, it has caused its corporate name	to be signed and its corporate seal affixed bereto by its officers
duly authorized thereunto by order of its board o	of directors.
William Jeffrey Brewer Brewer	CEPPIFIE MORPOACE COMPANY
	DA. Kichard H. Mariatt
NOTE—The sentence between the symbols ①, if not applicable, should be	
STATE OF OREGON, County ofKlamath	STATE OF OREGON, County of Klamath February 8 83.
February 8 , 19 83	Personally appeared Richard H. Marlatt and
Personally appeared the above named	who, being duly sworn.
William Jeffrey Brewer	each for himself and not one for the other, did say that the farmer is the
	president and that the latter is the
R I Land ecknowledged the toregoing instru-	Certified Mortgage Co.
COPFICIAL J. Cole	and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealing 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:
Notary Public for Oregon 1984	Notary Public for Oregon My commission expires: 6-19-84
ORS 93.635 (1) All instruments contracting to convey fee titl is executed and the parties are bound, shall be acknowledged, in the veyed. Such instruments, or a memorandum thereof, shall be recording are bound thereby. ORS 93.990(3) Violation of ORS 93.635 is punishable, upon control of the control of th	le to any real property, at a time more than 12 months from the date that the instrument manner provided for acknowledgment of deeds, by the conveyor of the title to be conded by the conveyor not later than 15 days after the instrument is executed and the parton conviction, by a fine of not more than \$100.
	CRIPTION CONTINUED)
OTE: BUYER IS PAY FOR TAXES AND INSURA OF SAID PAYMENTS.	NCE DIRECT AND PROVIDE VENDOR HEREIN WITH PROOF

STATE OF DIREGEN; COUNTY OF KLAMATH; ss. Filed for record . . . this 9th day of February A.D. 19 83 at 3:44 o'clock P 1 ., and duly recorded in Vol. M83 on . c. ~ 2149-EVELYN BIERN County

Fee \$8.00