



and shall enter into written escrow instruction in form satisfactory to said escrow holder, instructing said holder that when, and ~~the~~ vendee shall have paid the balance of the purchase price in accordance with the terms and conditions of this contract, said escrow holder shall deliver said instruments to vendee, but that in case of default by vendee said escrow holder shall, on demand, surrender said instruments to vendor.

But in case vendee shall fail to make the payments aforesaid, or any of them, punctually and upon the strict terms and at the times above specified, or fail to keep any of the other terms or conditions of this agreement, time of payment and strict performance being declared to be the essence of this agreement, then vendor shall have the following rights: (1) To foreclose this contract by strict foreclosure in equity; (2) To declare the full unpaid balance immediately due and payable; (3) To specifically enforce the terms of the agreement by suit in equity; (4) To declare this contract null and void, and in any of such cases, except exercise of the right to specifically enforce this agreement by suit in equity, all the right and interest hereby created or then existing in favor of vendee derived under this agreement shall utterly cease and determine, and the premises aforesaid shall revert and reversion in vendor without any declaration of forfeiture or act of reentry, and without any other act by vendor to be performed and without any right of vendee of reclamation or compensation for money paid or for improvements made, as absolutely, fully and perfectly as if this agreement had never been made.

Should vendee, while in default, permit the premises to become vacant, Vendor may take possession of same for the purpose of protecting and preserving the property and his security interest therein, and in the event possession is so taken by vendor he shall not be deemed to have waived his right to exercise any of the foregoing rights.

And in case suit or action is instituted to foreclose or to enforce any of the provisions hereof, the prevailing party in such suit or action shall be entitled to receive from the other party his costs which shall include the reasonable cost of title report and title search and such sum as the trial court and or appellate court, if an appeal is taken, may adjudge reasonable as attorney's fees to be allowed the prevailing party in said suit or action and or appeal, if an appeal is taken.

Vendee further agrees that failure by vendor at any time to require performance by vendee of any provision hereof shall in no way affect vendor's right hereunder to enforce the same, nor shall any waiver by vendor of such 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.

In construing this contract, it is understood that vendor or the vendee may be more than one person; 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, the parties hereto and their respective heirs, executors, administrators and assigns.

GEE BaBe ENTERPRISES, a Partnership

By Howard E. McGee, Jr.

By Marilyn A. McGee

Witness the hands of the parties the day and year first herein written

By Wilma L. Barnes

Thomas L. Coit  
Thomas L. Coit  
Mattie M. Coit  
Mattie M. Coit

By D. C. Barnes

By Terry De Beeson

STATE OF OREGON } ss.  
County of Klamath

February 15, 1983

Personally appeared the above named Thomas L. Coit and Mattie M. Coit, husband and wife,  
Howard E. McGee, Jr., Marilyn A. McGee, Dan C. Barnes, Wilma L. Barnes,  
Michael B. Beeson and Terry De Beeson, who acknowledged themselves to be\*  
members of GEE BaBe Enterprises, a Partnership and that they, as such partners  
being authorized so to do, executed the foregoing instrument.

Marlene L. Addington  
Notary Public for Oregon

My commission expires: March 22, 1985

Until a change is requested, all tax statements shall be sent to the following name and address:  
Gee BaBe Enterprises, 135 So. Ninth St., Klamath Falls, Oregon 97601

Return To: T/A-Marlene

State of Oregon, County of Klamath  
I certify that the within instrument was received for record on the 16 day  
of Feb, 1983, at 11:06 clock Am and recorded in book M33  
on page 2492 Record of Deeds of said County.

From the office of  
WILLIAM L. SISEMORE  
Attorney at Law  
First Federal Bldg.  
540 Main Street  
Klamath Falls, Ore.

Witness My Hand and Seal of County Affixed.  
Evelyn Biehn County Clerk  
County Clerk - Recorder  
By Joyce McPherson  
Deputy  
Fee \$8.00