

21687

CONTRACT-REAL ESTATE

Vol. 83

4402

THIS CONTRACT, Made the 7th day of March 1983, between Kenneth Wayne Jacobs and Margaret Ann Jacobs, husband and wife,

of the County of Klamath and State of Oregon, hereinafter called the seller, and Dean Lawrence and Marty Lawrence, husband and wife,

of Klamath and State of Oregon of the County

WITNESSETH, That in consideration of the stipulations herein contained and the payments to be made as hereinafter specified, the seller hereby agrees to sell, and the buyer agrees to purchase, the following described real estate, situate in the County of Klamath, State of Oregon, to-wit:

Lots 1 and 2 of Block 2 of the Town of Bly, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH that portion of vacated Edsall Street which inured thereto.

(For continuation, see reverse side of this Contract.)

for the sum of Thirty thousand and no/100-----Dollars (\$30,000.00) on account of which Three thousand and no/100-----Dollars (\$3,000.00) is paid on the execution hereof (the receipt of which is hereby acknowledged by the seller), and the remainder to be paid to the order of the seller as follows:

The balance of \$27,000.00 shall be paid as follows:

Lump sum payment due and owing in the sum of \$9,497.67 on the 1st day of July, 1983; and Buyers herein agree to pay that certain Agreement dated June 8, 1977, to United States National Bank of Oregon, Lakeview Branch, Lakeview, Oregon, on behalf of Sellers herein with an approximate balance due and owing of \$17,502.33 with interest paid to March 4, 1983, payable in monthly installments of not less than \$246.18 with interest at 8 1/2% per annum. Buyers agree to make March 5, 1983, payment to United States National Bank of Oregon, Lakeview Branch, Lakeview, Oregon.

The Buyers shall be entitled to possession of said lands on March 21st, 1983, and may retain such possession so long as they are not in default under the terms of this Contract.

The buyer warrants to and covenants with the seller that the real property described in this contract is

(A) ~~primarily for business, commercial, industrial, agricultural or other purposes~~

(B) for an organization (even if buyer is a natural person) is for business or commercial purposes other than agricultural purposes.

Taxes for the current tax year shall be prorated between the parties hereto as of the date of this contract. The buyer, in consideration of the premises, hereby agrees to pay all taxes hereafter levied and all public and municipal liens and assessments hereafter lawfully imposed upon said premises, all promptly and before the same or any part thereof become past due, that he will keep all buildings now or hereafter erected on said premises insured in favor of the seller against loss or damage by fire (with extended coverage) in an amount not less than \$ * in a company or companies satisfactory to seller, and will have all policies of insurance on said premises made payable to the seller as seller's interest may appear and will deliver all policies of insurance on said premises to the seller as soon as insured. All improvements placed thereon shall remain, and shall not be removed before final payment be made for said above described premises.

(Continued on reverse) *full insurable value

*IMPORTANT NOTICE: Delete, by lining out, whichever phrase and whichever warranty (A) or (B) is not applicable. If warranty (A) is applicable and if the 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 unless the contract will become a first lien to finance the purchase of a dwelling in which event use Stevens-ness Form No. 1307 or similar.

Kenneth Jacobs and Margaret Ann Jacobs

P.O. Box 62

Bly, Oregon 97622

SELLER'S NAME AND ADDRESS

Marty Lawrence and Dean Lawrence

P.O. Box 494

Bly, Oregon 97622

BUYER'S NAME AND ADDRESS

After recording return to:

MOUNTAIN TITLE COMPANY

NAME, ADDRESS, ZIP

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

PER GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON.

County of

I certify that the within instrument was received for record on the day of 1983,

at o'clock M., and recorded in book on page or as

file/reel number Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy

SPACE RESERVED
FOR
RECORDER'S USE

[illegible]

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 seller's 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 thereof or as a waiver of the provision itself.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$30,000.00. However, the consideration paid for this transfer consists of immaterials either property or value given or promised or which is the whole consideration in this case.

[illegible]

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 duplicate; 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 thereunto by order of its board of directors.

Margaret Ann Jacobs
Margaret Ann Jacobs

Kenneth Wayne Jacobs
Dean Lawrence

By: Margaret Ann Jacobs Marty Lawrence
Margaret Ann Jacobs - His Atty. in Fact Marty Lawrence
 (Delete the symbols (1) if not applicable, should be deleted. See ORS 93.030).

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See GRS 75.000.

STATE OF OREGON,)
County of Klamath) ss.
March 7th, 1983.

STATE OF OREGON, County of _____, 19____
Personally appeared _____

Personally appeared

and
who, being duly sworn,

Personally appeared the above named

Personally appeared the above named _____ Margaret
Ann Jacobs, Deaf Lawrence and Marty
Lawrence, and acknowledged the foregoing instru- _____

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:

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires .

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

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 conveyer 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)

Subject, however, to the following:

1. Memorandum of Agreement, including the terms and provisions thereof,

Dated: June 8, 1977
Recorded: June 14, 1977
Volume: M77, Page 10341, Microfilm Records of Klamath County, Oregon
Vendor: Alvin Sperling and Mercedes A. Sperling, husband and wife
Vendee: Kenneth Wayne Jacobs and Margaret Ann Jacobs, husband and wife,
which Buyers herein assume and agree to pay, and Buyers agree to hold
Sellers harmless therefrom. The present balance of which is \$17,502.33
with interest paid to March 4, 1983.

TOGETHER WITH the personal property existing upon the property.

STATE OF OREGON, ss

County of.....Klamath

SS.

County of.....Klamath

77

On this the 7th day of March, 1983 personally appeared
Margaret Ann Jacobs
who, being duly sworn (or affirmed), did say that S. he is the attorney in fact for Kenneth
Wayne Jacobs
that he executed the foregoing instrument by authority of and in behalf of said principal; and S. he acknowl-
edged said instrument to be the act and deed of said principal.

Before me:

(Official Seal)

NOTARY PUBLIC FOR OREGON
My Commission Expires: 7/13/85

4404

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

this 23rd day of March A.D. 1983 at 11:13 o'clock A.M., and
duly recorded in Vol. M83, of Deeds on page 4402By Evelyn B. Ehn, County Clerk

Fee \$12.00

State of Oregon
ON STATE HEALTH DIVISION 21688
Department of Human Resources

CERTIFICATE OF DEATH

Vol. M83 Page 4405

Vital Records Unit

TYPE
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IN
MANENT
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FOR
DUPLICATIONS
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STUTTERING
AMERICAN
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DECEASED—NAME		Local File Number		State File Number	
1	First	Middle	Last	2 DATE OF DEATH (month, day, year)	
ADELINE		SYBIL	WARNER	February 24, 1983	
3	RACE (specify)	4	SEX	5a	AGE—Last birthday (years)
White		Female		84	
6 CITY, TOWN OR LOCATION OF DEATH		7a HOSPITAL OR OTHER INSTITUTION—NAME (If not in either, give street and number)		7b IF HOSPITAL OR INST. Indicate DCA, OP, Emer., Rm., Inpatient (Specify)	
Klamath Falls		West Medical Cent.		Inpatient	
8	STATE OF BIRTH (If not in U.S., name country)	9	CITIZEN OF WHAT COUNTRY	10	MARRIED, NEVER MARRIED, WIDOWED, DIVORCED (specify)
Colorado		U.S.A.		Widowed	
11	SOCIAL SECURITY NUMBER	12	USUAL OCCUPATION (give kind of work done during most of working life, even if retired)	13	SPOUSE (IF MARRIED, WIDOWED)
554 - 09 - 2379		Clerk - Retired		Harvey	
14	RESIDENCE—STATE	15a	COUNTY	16	CITY, TOWN, OR LOCATION
Oregon		Klamath		Klamath Falls	
17	FATHER—NAME	18	MOTHER—Maiden Name	19	STREET AND NUMBER OR R.F.D., ZIP
Charles Kaneen		Mary Elizabeth Wall		210 McKinley	
20	BURIAL, CREMATION, REMOVAL, MAUS. (specify)	21	CEMETERY OR CREMATORY—NAME	22	INFORMANT—NAME and relationship to deceased
Cremation		Eternal Hills Memorial Gardens		Clara B. Warner / Dau-In-Law	
23	FUNERAL SERVICE LICENSEE Or Person Acting As Such	24	NAME AND ADDRESS OF FACILITY	25	LOCATION
James A. [Signature]		WARD'S - 1945 Main - Klamath Falls, Oregon - 97601		Klamath Falls, Oregon	
26	To the best of my knowledge, death occurred at the time, date and place and due to the cause(s) stated	27	DATE SIGNED (M., Day, Yr.)	28	HOUR OF DEATH
29	NAME AND ADDRESS OF CERTIFIER (Type or Print)	30	DATE SIGNED (M., Day, Yr.)	31	HOUR OF DEATH
Raymond Tice, MD / 905 Main, Suite 309 - Klamath Falls, Oregon - 97601		Feb. 25, 1983		10:23 A.M.	
32	NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (Type or Print)	33	DATE RECEIVED BY REGISTRAR (M., Day, Yr.)		