

25228

1970, between

3 rd

REGION

The South West $\frac{1}{4}$ of the South East $\frac{1}{4}$ of the South West $\frac{1}{4}$ of Section 19, Township 32, South Range 8, East Willamette Meridian, consisting of ten acres, more or less.

Excluding therefrom the Easterly 30 feet as a non-exclusive easement for the purpose of ingress and egress.

for the sum of Three Thousand, nine hundred and no/00 Dollars (\$ 3,900.00)
(hereinafter called the purchase price) on account of which Thirty-Nine and no/00
Dollars (\$ 39.00) 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 at the times and in
amounts as follows, to-wit:

Balance of \$3,861.00 to be paid at the rate of \$39.00 or more per month including interest. First payment due August 5, 1972, and a like payment due the same day of each month until paid in full.

The buyer warrants to and covenants with the seller that the real property described in this contract is (A) primarily for buyer's personal, family, or household use (B) primarily for business or commercial purposes other than agricultural purposes. (C) primarily for agricultural purposes. (D) primarily for the use of a governmental entity or other governmental organization or (even if buyer is a governmental entity or organization) for purposes other than agricultural purposes.

All of said purchase price may be paid at any time; all deferred balances of said purchase price shall bear interest at the rate of 5% in addition to 1% being included in per cent per annum from August 5, 1972 until paid, interest to be paid monthly on said premises for the current tax year shall be prorated between the parties hereto as of the date of this contract.

At the time of the execution hereof, the sellers herein (who are husband and wife) own said described real estate as tenants by the entirety; wherefore, the sellers intend and declare that their interest in this contract and in the unpaid purchase price of said described real estate hereunder shall be that of joint tenants with the right of survivorship and not that of tenants in common; in the event of the death of one of the sellers, the title to the sellers' interest in this contract and in and to the then unpaid balance of said purchase price, principal and interest, immediately shall vest solely in the survivor of the sellers.

[illegible][illegible][illegible]

reasonable rent of said premises up to the land aforesaid without any process of law and take immediate possession thereof at any time thereafter to enter upon the land aforesaid.

The buyer further agrees that failure by the sellers at any time to require performance by the buyer of any provision hereof shall in no way affect their right hereunder to enforce the same, nor shall any waiver by said sellers 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.

①However, the actual consideration

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 2,900.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which): ①

The true and actual consideration paid for this contract is the whole of the consideration (indicate which): (1)
 consists of or includes other property or value given or promised which is the whole of the consideration (indicate which): (2)
 In case suit or action is instituted to foreclose this contract or to enforce any of the provisions hereof, the buyer agrees to pay such sum as the court may adjudge reasonable as attorney's fees to be allowed plaintiff in said suit or action and if an appeal is taken from any judgment or decree of the trial court, the buyer further promises to pay such sum as the appellate court shall adjudge reasonable as plaintiff's attorney's fees on such appeal.

In construing this contract, it is understood that the buyer may be more than one person; that if the contest so requires, the singular shall be taken to mean and include the plural, the masculine shall include 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; also, in the event of the demise of one of said sellers, that the word "sellers" shall mean only the survivor of them and the heirs and assigns of such survivor.

shall be taken to mean that the provisions hereof apply equally to the heirs and assigns of such survivor. shall be made, assumed and implied to make shall mean only the survivor of them and the heirs and assigns of such survivor. of one of said sellers, that the word "sellers" shall mean only the survivor of them and the heirs and assigns of such survivor.

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.

Susan L. Ingber

*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 trader, 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. Regulation Z, the seller MUST comply with the Act and Regulation by making a first lien to finance the purchase of a 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.

NOTE: The sentence between the symbols () if not applicable, should be deleted; see Oregon Revised Statutes, Section 93.030. (Notarial acknowledgment on reverse).

20302

STATE OF OREGON, County of ss.

Personally appeared the above named _____, 19____, of _____ County of _____, ss.

and _____, 19____, ss.

STATE OF OREGON, County of _____, ss.

Personally appeared _____, 19____, ss.

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____ a corporation, 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:

Notary Public for Oregon

My commission expires: _____

(OFFICIAL SEAL)

20301

STATE OF OREGON, County of ss.

Personally appeared the above named _____, 19____, of _____ County of _____, ss.

and _____, 19____, ss.

STATE OF OREGON, County of _____, ss.

Personally appeared _____, 19____, ss.

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____ a corporation, 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:

Notary Public for Oregon

My commission expires: _____

(OFFICIAL SEAL)

Acknowledgment - Corporation

STATE OF CALIFORNIA } ss.

COUNTY OF Orange

On this 25th day of June, 1983, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Fred W. Veiga

personally known to me (or proved to me on the basis of satisfactory evidence) to be the President, and Raymond R. Patschert

personally known to me (or proved to me on the basis of satisfactory evidence) to be the Secretary of the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same, pursuant to its by laws, or a resolution of its Board of Directors.

WITNESS my hand and official seal.

Kath Doucette

Notary signature



(This area for official seal)

State of California

County of Shasta

On this the 10th day of June, 1983, before me,

A. Gale Hencratt

the undersigned Notary Public, personally appeared

Robert E. Inglis and Susan L. Inglis

☒ personally known to me

☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument, and acknowledged that they executed it.

WITNESS my hand and official seal.

A. Gale Hencratt

Notary's Signature

Ref. MTC

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 30th day of June, A.D. 1983 at 1:28 o'clock P.M. and

duly recorded in Vol. M83, of Deeds on Page 10301

By EVELYN BIEHN, County Clerk

Fee \$8.00