	T-REAL ESTATE VOI. MR3Page10698
THIS CONTRACT Made this 18L	July
Ab brAlbert F: Foulger and Betsy R. Fo	pulger, husband and wife,
and Margaret E. Goakey	, hereinafter called the su
WITNESSETH. That	, hereinafter called the bu
and premises situated inKlamath	urual covenants and agreements herein contained, the s urchase from the seller all of the following described In Oregon to
The Easterly one-half of Lot 7, and ADDITION to Klamath Falls, Oregon, thereof on file in the office of th Oregon.	all of Lot 6 of Block 4 in HILLSID according to the duly recorded plat e County Clerk of Klamath County,
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hereinafter called the nurchase price) on possible to	Dollars (\$20,000.00
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ayable on the <u>lst</u> day of each month hereafter begin nd continuing until said purchase price is fully paid. All erred balances of said purchase price shall bear interest and June 6, 1983 until paid, interest to be paid <u>mu</u> nonthly payments above required. Taxes on said premises arties hereto as of the contract between the seller that the real prope "(A) primarily for buyer's presnal is mily, household or sgitcultural pu (B) des an organization of the contract. The buyer shall be entitled to possession of said lands on <u>JUNE</u> The buyer shall be entitled to possession of said lands on <u>JUNE</u> is not in default under the terms of this contract. The buyer shall be entitled to possession of said lands on <u>JUNE</u> is not in default under the terms of this contract. The buyer shall be entitled to possession of said lands on <u>JUNE</u> is not in default under the terms of this contract. The buyer shall be entitled to possession of said lands on <u>JUNE</u> is not in default under the terms of this contract. The buyer shall be entitled to possession of said lands on <u>JUNE</u> is not in default under the terms of this contract. The buyer shall be entitled to possession and read save the seller harmless therefrom and reimburse iseller for all imposed upon said premises, all promptly belore the same or any part thereo buildings row or hereiter excelled on maid premises against loss or damage by a company or companies satilation to the read aloresid, without waiver, however, it to procure and pay for such insurance, the teller mach as a matured. Now if the seller agrees the trick accepting all lines and encumbrance is fully paid and upon texceptions and the building and other restrictions of the term hardwall equal to texceptions and the building and other restrictions to the buyer, his heirs and assigns and building terms and submather the assumed by the buyer and turther excepting all lines and encumbrance as of the must equal to runder effecting of this agreement, he said each astimuter the terms and asaider of the seller MAST Betwee	nning with the month of July 1983 1 of said purchase price may be paid at any time; all of t the rate of
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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(it) formally the payments above required, or any of them, punctually within 20 days of the timul imited therefor, or fail to here any agreement herein contained, then the relate at his above required, or any of them, punctually within 20 days of the timul imited therefor, or fail to here any agreement herein contained, then the relate at his above required, or any of them, punctually within 20 days of the timul imited therefor, or fail to here any agreement herein contained, then the relate at his option shall have the following tights: (1) to declare this contract index and one of the buyer as against the sails between the shall further to be with the interest thereon at once due and payable, (1) to withdraw and dued and other infine acquired by the buyer thereworder shall utterly coase and de- equity, and in any of arch cases, all rights and interest created either at all and all other rights exquired by the buyer thereworder shall other act to and reverse in asid termine and the right to the possession of the premises above described and all other rights exquired by the buyer of return, reclamation or compensation for seller without any act of recentry, or any other act of said seller to be performed and without any right of the buyer of return, the there been made; and in moneys paid on account of the purchase of said seller to be preformed and by and belong to said seller as the agreed and reasonable rent of asid premise up to the time of such delauli. And the said seller to be retained by and belong to said enders, or any time therealter, to can are observed to the seller, without any arright and process of law, and take immediate possession thereot, together with all the improvements and agreed and reasonable rent of asid premise up to the time of such delauli. And the said seller to be retained by and belong to said immediately, ore at appurtenances thereon or thereto
belonging. The buyer lutther agrees 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.
Contra a la fina de la lin anta, i sul 10 listro distroction de la constant a la constitue de la constitue de la constitue de la line de la constitue de la constitue de la constitue de la a constitue de la constitue de a constitue de la constitue de
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$50,000.00 Offorever, the estual consideration consists
The first allo allo allowed on the second part of the second state state of the second state state of the second state state of the second state s
signed is a corporation, it has caused its corporate name to be signed and its corporate sfal affixed hereto by its of- ticers duly authorized thereunto by order of its board of directors.
Albert F. Foulger Margaret E. Goakey
NOTE-The sentence between the symbols (), if not opplicable, should be deleted. See O25 93.000].
STATE OF OREGON, Ss. State OF OREGON, County of, 19, 19, 19, 19, 19, 19, 19, 19, 19.83_
Personally appeared the above named Albert. P. Foulger, Betsy R. each for himself and not one for the other, did say that the former is the president and that the latter is the

OR RECEIPTION

Foulger and Margaret E. Goakey and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon

My commission expires .....

(OFFIC

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SEAL)

and that the seal allized to the foregoing instrument is the corporation, of said corporation and that said instrument was signed and scaled in behalt 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:

secretary of

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mart and fire.

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(SEAL)

Notary Public for Oregon My commission expires:

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 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.

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(DESCRIPTION CONTINUED)

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It is hereby agreed by and between the parties hereto that in the event Buyer shall sell, convey or transfer any of her right, title or interest in and to the real property by a sell to a third party, that all principal and interest which is unpaid shall immediately become due and payable to the Seller herein.

this <u>6th</u> day of <u>July</u> A. D. 19 <u>83</u> at <u>3</u> :08click P and		
duly recorded in VolM_83_, a	<u>f_deedsa</u> 10698	
8.00 fee	FEVELYN BIEHN, Course in a stand of a stand	
	Margarat E.F.Gooles 610 Alliaite Klamath Falls, US 92601	
na back of some some some nation some some for en en en en en komme for en en en some of Manne or nations	neerstates Mountain Title Company 407 Main Street Kiamath Failts, OR 97601	
Conferences	donus interesting of the interests and be sent to the fillowing address Margaret E: Goakey 630 HILLAIA	