		ents.	STEVENIA	W PUBLISHING CO., PORTLAND, O 1298	9 🐨
No. 705-CONT	RACT-REAL ESTATE-Monthly Paym	CONTRACT-REAL ESTATE	Vol.M8	Page 1298	etween
266	57		July	, 1907, 5	-1705
	NTRACT, Made this	28th day of		hereinafter called the	seller,
	- COMPANEL	TATET, husbanu	alle	hereinafter caned	and the
LAMATH D	D.R. LAUTT and ANN	A. Ma. Waran	ovenants and agree	eements herein contain	ving de-
a	FESETH: That in consi	A.M. LAUTT, husband ideration of the mutual co ad the buyer agrees to pu n. Klamath PARCEL #3	irchase from the	seller all of the follow Gregon	, to-wit:
WITN	to sell unto the buyer ar s and premises situated in	Klamath DARCEL #3	CONNIA		
cribed land		- 「「「」」「「」」」」「「「「」」」「「」」」「」」」			a series and a series of the ser
		situated in Lot 33, tion 20, 740S, R8E,	Block 1, Trac	articularly	
2	A parcel of Tand Codar Trails, Sec	situated in Lot 33, tion 20, T40S, R8E, Lows:			ran a dia mandri di Andria
	described as its	- at the	Northwest cor	ner of same	
•	Beginning at a 5	lows: /8" iron pin at the thence \$70^00'35"F. of Lot 23, Block 1 t- 02 feet to a 1/2" i	164.37 feet a	pin; thence	
	Lot 33, Divert	f Lot 33, Block L	won nin on the	South Cash lint	
	S00002 31 " 000	k 1: thence West 10	in at the Sou	thwest to Most	
	of Lot 33, Bloc	02 feet to a $1/2"$ 1 k 1; thence West 154 k 1 to a $1/2"$ iron K ; thence N00 <sup>O</sup> 02!28" Block 1 to the poi	E 451.30 feet	ig, containing	
	Lot 33, 110-33.	Block 1 to the post			
	line of Lot 55, 1.5 acres, more	e or less. ny and all easements rent upon the land. HOUSAND and 00/100 price), on account of whi id on the execution hereo	s and right of	ways of record,	
	SUBJECT TO: A	ny and all case and rent upon the land.		Dollars (\$42,	000,00
* .	and those app	HOUSAND and 00/100	ich _0_	the hereby acknow	ledged by the
for the	sum of runchase	price), on account of hereo	f (the receipt of w	vit: \$ 42,000.00	) to the older
for the (herein Dollar seller) of the Dollar	s (\$) is pa	HOUSAND and OU Acc price), on account of whi aid on the execution hereout the remainder of said put ents of not less than Four ach,	hundred thir	CY-UWU C	
seller)	seller in monthly paym	ch.	·····	August	, 19 87 ,
Dolla	rs (\$ \$22.00	· · · · · · · · · · · · · · · · · · ·	the flee 1	nonut of the first	any units
		hereafter be	ginning with min	hase price may be pa	nor annum from
	28th day o	of each month in fully paid	All of said purc	hase price may be the of 12% per cent	per annum from
paya	ble on the 28th day of	rchase price is fully paid	All of said purch interest at the ra	hase price may be te of 12% per cent	being included in
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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 permerter above required, or required, or any of them, punctually within 20 days of the time limited that of the whole unpair and principal balance of adding purchase price with any of them, punctually within 20 days of the time limited that of the whole unpair and principal balance of adding purchase price with the source of the contract, and in case the buyer shall fail to make the permerter with a bove required, or for one dive and parties of the contract null and void (2) to declare the whole unpair the selfer hereinder shall utterly cases and decision shall have a for one dive and parties (1) to declare then existing in lawor of the buyer as against the hereinder shall terver to and compensation termines and the rights and merities above described and all and without any right of the buyer of return, reclamation or compensation termines and the price of seal and other reasonable rent of and such payments had rever here more and ender and the interest of the source of the the persons and estimates and the rights and interest of the source of the buyer of return, reclamation or compensation termines and the right of the possession of the persons add estimated and without any right of the abure of the term estimates and restricts are to be performed by and belong to and such payments thereas thereon or there or moneys paid on must all payments thereaster, to ender upon moneys and definite all payments thereaster of the and the and the right estimated thereaster of the source of the

the land aloreasid, without any process of law, and take immediate possession increoi, together with all the improvements and appurtualized increased of increases the buyer of any provision hereof shall in no way affect his belonging. 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 his failure by the seller at any time to require performance by the buyer of any provision hereof shall in no way affect his failure by the seller at any time to require performance by the buyer of any provision hereof shall any succeeding breach of any provision hereof, to shall be a waiver of any succeeding breach of any provision, or as a waiver of the provision itself.

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The true and actual consideration paid for this transfer, stated in terms of dollars, is \$54,500.00. (However, the actual consideration con-The true and actual consideration paid for this transfer, stated in terms of dollars, is \$54,500.00. (However, the actual consideration con-sists of or includes other property or value given or promised which is the whole In case suit or action is instituted to loreclose this contract or to enforce any provision hereof, the losing party in said suit or action and it an appeal is taken from any In case suit or action is instituted to loreclose this contract or to enforce any provision hereof, the losing party in said suit or action and it an appeal is taken from any indigenet. or decree of such trial court, the losing party further promises to be allowed the prevailing and in an ore person or a corporation; that if the context so requires, indegreent or decree of such trial court, the losing party further promises to be used with the origine and that generally all grammatical changes indegreent or decree of such this contract; it is understood that the plural, the maxuline; the leminine and the meuter, and that generally all grammatical changes the singular pronoun shall be tamplied to make the provisions in interest and assign as well. This agreement shall bin and invert to the benefit of, as the circumstances may require, not only the immediate parties hereto but their respective theirs, excutors, administrators, personal representatives, successors in interest any assign as well. IN WITNESS WHEREOF, said parties have executed this instrument in triplicate; 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 is a Corporation, it has caused its corporate name to be signed and its corporate seal affixed hereto by its officers is a corporation, it has caused its corporate name to be signed and its corporate seal affixed hereto by its officers

duly authorized thereinto by order of its board of directors. prer gnoll Laut nua M. V ould be deleted. See ORS 93.03 STATE OF OREGON, County of Klamath in (), if not app .) ss. NOT , 19.83 July 28th STATE OF OREGON, Personally appeared E. J. Shipsey County of Klamath who, being daly sworn, July 28, ...., 19.83 is the w, did say that the Personally appeared the above named each for himself-and not on .....president an retary of Klamath Develop Ronald R. Lautt and Company a corporation and that the seal attixed to the foregoing instrument is the corporate seal of self corporation and that said instrument was signed and selfed in be-fail of said corporation by authority of its board of directors, and each of half of said corporation by authority of its board of directors, and each of half of said corporation by authority of its board of directors, and each of half of said corporation by authority of its board of directors, and each of half of said corporation by authority of its board of directors, and each of half of said corporation by authority of the board of directors, and directors, and them acknowledged said instrument to be its volume corporation (SEAL) Manuel (SEAL) Anna M. Lautt and acknowledged the foregoing instru-...., their voluntary act and deed. ment to be (SÈAL) : הפריכ Esigt of me: 14. 14. T (OFFICIAR - MENICE K. L SEAL) // price Notary Public for Oregon •.... My commission expires: 6/16/84 SEAL UB My continission expires 6/16/84 Te. Units as the first of the presented and the recorded by the convey not later than 15 days after the instruments of the tile to be for second with instruments, or a memorandum thereof, shall be recorded by the conveyor not later than 15 days after the instrument is excepted and thereby.

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CONTRACT -- AUGL ESTATI

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OREGON ASSOCIATION OF R	EALTORS®- ADDENDUM TO EARNEST MONEY CONTRACT
REALTOR EXHIBIT NO. 1	CONTRACT
	I.D. NO
Ronald R. and Anna M. Lautt	
BUYER(S), ANDKLAMATH DEVELOPMENT	COMPANY
	, SELLER(S), DATED
FOR THE REAL PROPERTY KNOWN AS Lot 3	3, B <sub>l</sub> ock 1, Parcel 3, Cedar Trails
	Ledar Trails
THE BELOW SIGNED BUYER(S) AND SELLED(S) LIFEREN	
approximately \$66.00 per month	GREE TO THE FOLLOWING: Seller agrees to set up a reserve homeowners
of \$42,000 and Klamath Development	00 protecting Willamette Savings & Loan in the amount the amount of \$12.500. It is for the
that the mortgage with week	00 protecting Willamette Savings & Loan in the amount the amount of \$12,500. It is further understood
Willamette Savi	ings & Loan is assumable one ti
juis at a rate of 12% to a qu	nalified buyer who can qualify prodite
Savings & Loan. This is a 30 year ter	m 30 year amortization. Buyer further acknowledges
that he has read and is knowledgeable	of that and it also be a set of the set of t
September, 1980 in Vol Voo	of that certain deed recorded on the 24th day of
	304 pertinent to a 1/3 interest
pumphouse located on Parcel 2. Buyer	also ask and
of postricti	also acknowledges that he has read the declaration
Un obuat irails, Vol.	4-78, Page 14229
Total payment as follows: Will	lamette mortgage \$432.02
Tax	ath Devel. Co. 125.00
	00.00
	1
Closing date July 22, 1983 or sooner.	• Monthly payments to be made at Klamath Development
Co. office, Keno Square, Keno, Oregon	<ul> <li>Monthly payments to be made at Klamath Development</li> <li>Date of monthly payment to be determined by closing days after closing</li> </ul>
date, and to be paid approximately 30	. Date of monthly payment to be determined by closing days after closing date and each month thereafter.
	and each month thereafter.
AGREEMENT, WHEN SIGNED BY BOTH PARTIES, IS HE	REBY MADE A PART OF THE FOREGOING EARNEST MONEY CONTRACT.
7-01-83	THE FOREGOING EARNEST MONEY CONTRACT.
Ronald 1 to the	DATE - 1-83
A BUYER	Manata Durili la
Unna M. Lautt BUYER	A 1 D Europonentseller
	- Huppy Ses
OFFICE	
STATE OF OREGON; COUNTY OF KLAM	
I nereby certify that the within	ala; ss 0. instrument
and duly recorded in the AUG	ATH;ss n instrument was received and filed for A.D.,1983 at 9:46 o'clock A M of DEEDS
In VolM83_,	of DEEDS On page 1200ck A M
FEE \$ <u>12.00</u>	EVELYN BIEHN COUNTY CLERK
	Deputy