FORM No. 706-CONTRACT-REAL ESTATE	Monthly Payments, TH	-b-26588-	Z STEVENS-NESS LAW PUBLISHI	NG CO., PORTI AND
KLAMATH RIVER ACRES	e this lat	day ofSentem	Page_	19068
WITNESSETH: That in	Consid	INE MOYER	hereinafter	called the seller,
WITNESSETH: That in seller agrees to sell unto the buy scribed lands and premises situa Lot 4, Block 21, Fourth A according to the official Klamath County	adition 1		tate of Uregon	tonowing de-
according to the official Klamath County, Oregon. Deed recorded in Volume		ACTAS	of Omen	, 10-wit:
	, page	-14876.	as disclosed in	Quitclaim
THIS INSTRUMENT DOES HAT				
THIS INSTRUMENT DOES NOT GUARANTEE PARTICULAR USE MAY BE MADE OF THE DESCRIBED IN THIS INSTRUMENT. A BUY CHECK WITH THE APPROPRIATE CITY OR PLANNING DEPARTMENT TO VERIEY AMONG	PROPERTY			
for the sum of SIXTEEN THOUSAND	COUNTY ED USES. NINE HUMDRED .	nd 00/100		
seller). the 1 is paid on	the one in OI wh	UCH ONE THOUSAND	Donars (\$. 16.	900.00) d 00/100
payable on the 47H day of each	not less than One	hundred ninety-	\$ 15,200.00) { nine and 65/100	to the order
and continuing until said purchase pr all deferred balances of said purchase Movember 4,1983 until the minimum monthly payments above rated between the parties hereto as of the The buyer warrants to and coverent	ce is fully paid. A price shall bear int paid, interest to t	uning with the month II of said purchase erest at the rate of Pe Paid month1	h of Decembra price may be paid at 12% per cent per ar	any time;
The buyer warrants to and and	he date of this cont	said premises for th	e current tax	included in
insure and keep insured all upon said premines the	ainst said promote seller to.	all costs that he will	uldings on said premises	n so long as
not less than \$ their respective interests may appear and all company or such liens, costs, water rents, taxes, or call policies of in to and become a part of the debt secured by this contrac the seller for buyer's breach of contract. The seller agrees that at his expense and within save and except the usual printed exceptions and the buil premises in the single unto the hord upon request and the buil premises in the single unto the hord upon request and	ected on said premises ag companies satisfactory to t. surance to be delivered to ure and pay for such insu- t and shall bear interest a	r any part thereof, become i ainst loss or damage by fire he seller, with loss payable fi the seller as soon as insure cance, the seller may do so	charted by him in defending assides and municipal liens (with extended coverage) in inst to the seller and then to the 1. Now if the buyer shell of the	mechanic's adainst any which here- nse, he will an amount be buyer as
liens, water rents and public charges so assume by the	, free and clear of this agree	and casements now of reco	ubsequent to the date of this a ord, if any. Seller also action	policy in-
	(Continued on reverse d whichever warranty (A) c Regulation Z, the celler N is the contract will become	all liens and encumbrances c if and encumbrances c r (B) is not application of the and i wor camply with the Act and i of first line to che Act and i	and irre and clear of all encu and restrictions and the tares, a realed by the buyer or his ass renty (A) is opplicable and if the	ying said mbrances municipal igns.
Keno, Oregon 97627		STATE	rithase of a dwelling in which e	aciler is ciclosures; Vent use
184 Munger Munzer Shafter, CA 95263		County I ce ment was	of	instru-
BUVER'S NAME AND ADDRESS Recording return to: Klamath River Acres of Oregon, Ltd.	SPACE RES FOR RECORDER	erved atday in book s use file/reef mu	of	on the Corded
Tency - Gregon . 97627 MANE ADDRESS, ZIN a change is requested oil tax statements shall be sent to the following arl A. and Tiney Moyer	udapat.	Record of L With County affis	Deeds of said county. ess my, hand, and se	
84 Manger MUNZER hafter, CA 93263 NAME ADDRESS, ZIP		By	Recording O	fficer
			<i>De</i> 13()(

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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 payments above required, or any of them, punctually within 20 days of this time limited therefor, or fail to keep any agreement herein contained, then the seller at his potion shall have the following rights: (1) to declare this contract null and void, (2) to declare the whole unpaid principal balance of said purchase price with the interest thereon at once due and payable, (3) to withdraw said deed and other documents from escrow and/or (4) to foreclose this contract by suit in the interest thereon at once due and payable, (3) to withdraw said deed and other documents from escrow and/or (4) to foreclose this contract by suit in the interest thereon at once due and payable, (3) to withdraw said deed and other documents from escrow and/or (4) to foreclose this contract by suit in the interest thereon at once due and payable, (3) to withdraw said deed and other rights acquired by the buyer hereunder shall verest to and revest in said termine and the right to the possession of the premises above described and all other rights acquired by the buyer of return, reclamation or compensation for moneys paid on account of the purchase of said seller to be performed and without any act of re-entry, or any other act of said seller 'low be pretimed and belong it, said seller 'as the agreed and reasonable rent of said premises up to the time of such default. And the said seller, in case of such default, shall have the right immediately, or at any time treatents, the onservent, in case of such default, which any process of law, and take immediate possession thereoil, together with all the improvements and apputenances thereon or thereoil belonging. The bayer lurther 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 isame, nor shall any waiver by said seller of any breach o

11.11 is a corporation, it has caused its corporate nume to be signed and its corporate seal affixed hereto by its officers 17 duly authorized thereunto by order of its board of directors. Darl Alton Moyer Darl Alton Moyer Darly Arrine Moyer Tiney Arrine Moyer —The tentence between the symbols (), if not a Shipsey J. E. als (), if not applicable, should be deleted. Ses ORS 93.030). NOTE-The STATE OF OREGON, County of Klamath September 1 STATE OF OREGON, ., 19.83 County of Personally appeared ... E. J. Shipsey. and ...who, being duly sworn, Personally appeared the above named. each for himself and not one for the other, did say that the antonic star Klamath River Acres of Oregon, Ltd. , 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 be-hall d-said corporation by authority of its board of director sealed in be-XXAEDGLERILSof and acknowledged the foregoing instruvoluntary act and deed. ment to be A said corporation by authority of its board of directors; and each of ackhowledged said instrument to be its voluntary act and deed. Before me: Y Public tor Oregon commission expires: 6/16/84 Before me: (OFFICIAL SEAL) Notary Public for Oregon My commission expires: 6/16/84 Notary Public for Oregon My commission expires ... M ORS 93.635 (1) All instruments contracting to convey see title to any real property, at a time more than 12 months from the late that the instrument cuted and the parties are bound, shall be acknowledged, in the manner provided for acknowledgement of deeds, by the converge of the title to be con-Such instruments, or a memorandum thereof, shall be recorded by the conveyor not later than 15 days after the instrument of each of the title to be con-e bound thereby. ORS 93.930(3) Violation of ORS 93.635 is punishable, upon conviction, by a fine of not more than \$100. (DESCRIPTION CONTINUED) NO. 20 GENERAL ACKNOWLEDGMENT 1923, before me, On this the 21 day of State of SS. m County of Plan the undersigned Notary Public, personally appeared your Darl alton m an personally known to me OFFICIAL SEAL DELORES SAUTH NOTARY PULLIC - CALIFORNIA 🕱 proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ______ _subscribed to the KERN COUNTY within instrument, and acknowledged that They executed it. My comm. expires AUG 26, 1987 WITNESS my hand and official seal. Notary's Signature COLUMNIC CONTRACTOR CONTRACTOR NATIONAL NOTARY ASSOCIATION . 23012 Ventura Bt 7110 122 COUNTY OF KLAMATH: ss STATE OF OREGON: I hereby certify that the within instrument was received and filed for o'cloc} P M, record on the 4th day of November A.D., 1983 at 3:35 and duly recorded in Vol 1483, of Deeds on 1

Fee \$ 8.00

EVELYN BIEHN / COUNTY CLERK by TAma deputy

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