IThis contract should be excyted in triplicate, acknowledged by seller and recorded in the stevens. Ness Law of the steve
THIS CONTRACT ACT ACT ACT ACT ACT ACT ACT ACT ACT
DIANE KAY ROVED 28th VOI. M83. Page 200 201
and DALE EKLUND and VIII
WIINESSETTU
1 WITNESSETH: That in consideration of the mutual covenants and agreements herein called the seller, seller agrees to sell unto the buyer and the buyer agrees to purchase from the seller all of the following de- scribed lands and premises situated in Klamath See attached EXHIBIT "A"
See attached purchase from the seller all of the fall
TAULIBLE "A" Oregon and rollowing de-
for the sum of Think
for the sum of Thirty Thousand
(hereinatter called the purchase price) on account of which Five Thousand hereby is acknowledged by the seller), and the remainder to be paid at the times and in amounts as follows, to-wit: beginning November 15, 1983, monthly payments of \$175.00 are to be made for shall be \$212.54 with an equal monthly payment on the fifteenth december 15, 1985
thereafter until principal and interest are paid in full.
re paid in full
maile of a finance it does not guarantee a
sy upproved uses, " county planuing denomination of county pla
Novone price may be not
November 7, 1983 ular payments above required. Taxes on said premises for the current tax ver shall be interest at the rate of <u>nine</u> The buyer warrants to and covenants with the seller that the real property secribed between the parties hereto as of this date. The buyer shall be entitled to possession of said lands. (1) is for business of the second particular and the contract is
The buyer required. Taxes on said premises for the current tax vez shail bear interest at the rate of <u>nine</u> per cent per annum from ⁹ (A) primarily for buyer's personal, tamily, household or adjreating the rate property described between the parties hereto as of this date. (B) for an organization or faven it houser is a matural person) is for housiness or commercial purposes, (B) for an organization or faven it houser is a matural person) is for housiness or commercial purposes, (B) for an organization of said lands on <u>ClOSing</u> in default under the terms of this contract. The buyer agrees that at all times house or commercial purposes other than addicultural purposes. It is seller harmles therefore all contract. The buyer agrees that at all times here of and repair and reinburse seller for all cost or all permits and repair and reinburse seller for all cost of the seller than the seller for all cost of the or all permits and the all for all costs and area for said prepayed to a said premites all for all costs and at the buildings on said prepayed to be of the said of the permites and reinburse seller for all costs and at the there or all perposes of the buildings on said prepayed by the property described the buildings on said prepayed by the property described the buildings on said prepayed to be buildings on said prepayed by the property described the said buildings on said prepayed against adding the seller for all costs and at the will keep the buildings on said prepayed by the property described the seller the permites and the seller the seller the permites and reinburse seller for all costs and at the seller the seller the permites and the seller the permites and the permite and the seller the buildings on said prepayed against adding the seller the buildings on said prepayed by the permite and the permite and the seller the permite and the permite the permite and the permite the permite the permite and the permit
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(B) formarily for buyer's personal, tamily, household or agricultural property described in this contract is being included in the minimum regarding the entitled to possession of said lands on adjusted property described in this contract is in default under the terms of this contract. The buyer agrees that at all iters are the buildings or commercial purposes. If the will pay all tasks of the seller that the index of a said and a on Closing the regarding purposes of the terms of this contract. The buyer agrees that at all times he will be imposed upon said premises therefore and reinburst and costs and attorney's less incurred by him side premession so long as he is not than s 30,000.00 and reinburst exceeded on said premises against box or damage of the rest and multical liens and all oblic charges and multical liens which hereafter received on said premises against box or damage by line (with extended coverage) in an amount not liens the seller has explicit at all only and premises against box or damage by line (with extended coverage) in an amount not liens the seller has explicit at the seller has exceeded on a boy or companies astistactory to the value as there is thereafter liens and all policies at a soon as and premises and multical liens and and premises against box or damage by line (with extended coverage) in an amount not liens and pa
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and the title insurance policy mentioned above, in escrow with
by the Seller
*IMPORTANT NOTICE: Delete, by lining out, whichease it (Continued on reverse) the collection charges of said agent for the use and benefit (Continued on reverse).
Diane: Kay D
ROVER the seller is the seller
*IMPORTANT NOTICE: Delete, by lining out, whichever phrase and whichever warrenty (A) or (B) is not applicable. If warranty (A) is applicable and if the seller is been a first lien to finance the purchase of a dwelling in which even the seller of the seller of the seller of the seller of the seller is the collection charges of a dwelling in which even the seller is the collection charges of a dwelling in which even the seller of
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Klamath Falls, Oregon 97601 BUYER'S NAME AND ADDRESS County of ast iter recording return to:
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RECORDER'S USE file/reel number Or as
Il a change is requested all tax statements shall be sent to the following address. Per Growt
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NAME, ADDRESS, ZIP By Recording Officer
Deputy

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EXHIBIT "A"

Legal Description:

Lot 12 in Block 2 of THIRD ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Southerly 100 feet thereof.

SUBJECT TO:

1 5.

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.

2. Assessments, if any, due to the City of Klamath Falls for water use.

3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

4. Subject to the terms and provisions of an Agreement dated May 25, 1972 and recorded May 25, 1972 in Volume M/2, page 5592, Microfilm Records of Klamath County, Oregon, for 25 foot roadway easement over and across Lot 14, Block 2, Third Addition to Altamont Acres.

5. The effect, if any, of an easement 20 feet in width over the Easterly side of the Southerly 100 feet of said Lot 12 as described in instrument recorded October 11, 1974 in Volume M74, page 13362, Microfilm Records of Klamath County, Oregon.

6. Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a Mobile Home and any interest or liens disclosed thereby.

> STATE OF OREGON,) County of Klamath) Filed for record at request of

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