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T/A # M-38 - M-280691-183

This Agreement, made and entered into this 22nd day of November 1983, by and between RICHARD LEE EDGE and RALPH E. COPE and RUTH M. COPE, husband and wife,

hereinafter called the vendor, and hereinafter called the vendee, do hereby agree to sell to the vendee and the vendee agrees to buy from the vendor all of the following described property situated in Klamath County, State of Oregon, to-wit:

Lot 20 CASITAS, in the County of Klamath, State of Oregon;

Subject to the terms and conditions of that certain Contract of Sale recorded March 6, 1979, in the Deed

Records of Klamath County, Oregon, in Vol. M79 at page 5045, which the vendor agrees to pay and perform

according to the terms thereof and hold vendees harmless from except as to those matters which are to be performed

by vendees under the terms of this Agreement;

and the vendee agrees to pay and perform the same as to those matters which are to be performed by vendees under the terms of this Agreement; and the vendee agrees to pay and perform the same as to those matters which are to be performed by vendees under the terms of this Agreement;

of equity in other real property which has an agreed equitable interest in the amount of \$40,400.00

of this agreement, the receipt of which is hereby acknowledged; \$17,116.01 at the time of the execution

personum from November 30, 1983, payable in installments of not less than \$250.00 per month inclusive of interest, the first installment to be paid on the 10th day of December 1983, and a further installment on the 10th day of every month thereafter until the full balance and interest

are paid. The payments required hereunder shall be made by the Vendees to Klamath First Federal Savings & Loan Assn., Escrow No. 99-05242, which the

parties hereto acknowledge to be the collection escrow for the Contract referenced to in the description above. At such time as the said under-

lying Contract has been paid in full, this Contract shall be deemed paid in full.

Vendee agrees to make said payments promptly on the dates above named to the order of the vendor, or the survivors of them, at the Klamath First Federal Savings & Loan Association at Klamath Falls,

Oregon; to keep said property at all times in as good condition as the same now are, that no improvement, now on or which may hereafter be placed on said property shall be removed or destroyed before the entire purchase price has been paid and

that said property will be kept insured in companies approved by vendor against loss or damage by fire in a sum not less than \$ full insurable value with loss payable to the parties as their respective interests may appear, said

policy or policies of insurance to be held by Vendee with notice to Vendors that vendee shall pay regularly and seasonably and before the same shall become subject to interest charges, all taxes, assessments, liens and incumbrances

of whatsoever nature and kind and agrees not to suffer or permit any part of said property to become subject to any taxes, assessments, liens, charges or

incumbrances whatsoever having precedence over rights of the vendor in and to said property. Vendee shall not cut or remove any timber on the premises without written consent of vendor. Vendee shall be entitled to the possession of said

property upon the closing of escrow plus two (2) weeks. Vendor will on the execution hereof make and execute in favor of vendee good and sufficient warranty deed conveying a

fee simple title to said property free and clear as of this date of all incumbrances whatsoever, except reservations, restrictions, regulations, easements and rights of way of record and those

apparent on the land which vendee assumes, and will place said deed together with one of these agreements in escrow at the Klamath County Title Company

at Klamath Falls, Oregon

83 DEC 2 AM 10 55

REC R.M.C.

