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voasrae se 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 option shall have the following rights: (1) to declare this contract mult 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 borclose this contract by suit in termine and the right to the possession of the premises above described and allower differents from escrow and/or (4) to borclose this contract by suit in seller without any act of re-entry, or any other act of said seller to be performed and without any right of the buyer of retunder shall revert to and revest in said case of such delauit all payments theretoore made on this contract are to be retained by and belong to said seller as the seller as the act on a such cases, and never been made; and never to be retained by a without any action declare the whole unpaid principal balance of said revert to and revest in said case of such delauit all payments theretoore made on this contract are to be retained by and belong to said seller as the said never been made; and in premises up to the time of such delauit. And the said seller, increate are of be retained by and belong to said seller as the actor and apputtentiances thereadon or thereat or belonging. The buyer further agrees that failure by the seller at any time to require performance by the buyer of any provision hereol shall in no way allect his right hereunder to endorce the same, nor shall any waiver by said seller of any provision hereol is held to be a waiver of any succeeding breech and provision hereol the provision itself. Maria-Tengi Lution (Ling STREE) (Some Street Street (Some Street) > The trid and bential behisideration beig for this transfer, stated in terms of dollars, is \$ 2,500,00. BEGENERS DECEMBENERS DECEMBER OF STATES OF DECEMB MAXIONALIAN CANNAL MAXIONAL MAXION AN ACCOUNT AND A CONSTRAINT AND A CONST signed is a corporation, it has caused its corporate name to be signed and its corporate seal affixed hereto by its officers duly authorized thereunto by order of its board of directors, NOTE-The sentence between the symbols (), if not applicable, should be deleted. Sea ORS 93.030). STATE OF OREGON, STATE OF OREGON, County of ...) 55. County of Peschutes March 19th 19 84 Personally appeared Personally appeared the above named. Gary J. Roseberry Land acknowledged the foregoing instru-ment to be his. voluntary act and deed. no, being duly sworn, each tor himself and not one for the other, did say that the former is the president and that the latter is the secretary of and that the seal attixed to the foregoing instrument is the corporation, of said corporation and that said instrument was signed and sealed in be-halt 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: COFFICIAL (ATTILL) (ATTI SIR Notacy Function of Oregon Notary Public for Oregon (SEAL) 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 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 con-ed. Such instruments, or a memorandum thereof, shall be recorded by the conveyor not later than 15 days after the instrument is executed and the parre bound inercay. ORS 93.990(3) Violation of ORS 93.635 is punishable, upon conviction, by a fine of not more than \$100. On this the 21 At day of State of alitornia 19<u>84</u>, before me, SS. Siskiyou County of Delar the undersigned Notary Public, personally appeared - Wayne A. Nogus and Roberta personally known to me OFFICIAL SEAL proved to me on the basis of satisfactory evidence SYLVIA K COPELAND NOTARY PUBLIC · CALIFORNIA to be the person(s) whose name(s) ______ subscribed to the they within instrument, and acknowledged that SISKIYOU COUNTY My comm. expires AUG 25, 1986 executed it. WITNESS my hand and official seal. P. O. Box 747. Dorris, CA 96023 Notary's Signature COLUMN COLUMN COLUMN -----GENERAL ACKNOWLEDGMENT FORM 7110 052 NATIONAL NOTARY ASSOCIATION = 23012 Venture Bird. • Woostand Hills, CA 91364 THE REAL PROPERTY OF THE PROPE STATE OF OREGON: COUNTY OF KLAMATH:ss I hereby certify that the within instrument was received and filed for record on the 22nd day of March A.D., 1984 at 11:14 o'clock A M, and duly recorded in Vol M84, of Deeds _______ on page 4643

EVELYN BIEHN, COUNTY CLERK bv! ,Deputy

Fee: <u>\$ 8.00</u>