	705-CONTRACT-REAL ESTATE-	į a	CONTRACT-REAL	CESTATE VO	M84 Page	10.83	\sum_{n}
l	36050 THIS CONTRACT, M. NEMA PENINSULA,	ade this	10th day of	October rporation		, 19.0.2, Belweel	-
WI	NEMA PENINSULA,	INC., a	n Oregon Col			ter called the seller	
	JAMES C. Cavey	re and VE	LMA J. CAVE	YE	freements herein c	er called the buyer contained, the selle	r, :r
ees	JAMES C. Cavey WITNESSETH: That to sell unto the buyer remises situated in	WI omat	h	County, State 0	or		15 t:
d pi	remises situated in another				NTE NO 2	according	
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	the sum ofFou	r Thousa	nd Five Hun			ars (\$ 4,500,0	
for	the sum of <u>Fou</u> preimatter called the pure	chase price) o	n account of which	t (the receipt of	which is hereby	acknowledged by	the
(ne Do	the sum of <u>FOU</u> ereinafter called the purch illars (\$ <u>900,00</u>) ler); the buyer agrees to) is paid on th	ne execution hereo	rchase price (to-	vit: \$ 3,600.() to the ord	ot
sell	ler); the buyer agrees in seller in monthly pays	u pay the ten	loss then For	TTT Aight			ωĽ
the	a senier mi monuma haar		1000 man	WINEMA PEN	INSULA, INC	., P.O.BOX	10-11
D_0	ollars (\$ 48.00) each, pai	d direct to	WINEMA PEN	INSULA, INC	1 19	84
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The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 4,500.00 (However, the setual consideration consists of or includes other property on when glosen a promised which is out of the more and provide the provi 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 ofsigned is a corporation, it has caused its corporation and directors WINEMA PENINGUIA, INC. Canede, e 1 Jelmo andye ungel ,Pres Elune T. R. NOTE-The sentence between the symbols (), if not applicable, should be deleted. See ORS 93.030). en ger ,Sec. STATE OF OREGON STATE OF OREGON, County of County of Blameth. Klamath) ss. Apr + 37 19.83 Personally appeared Ler Elvine P. Gienger Fersonally appeared the above named James L. and Vena J. Caveye and each for himself and not one for the other, did say that the former is the ...president and that the latter is the Une i The structure of the foregoing instru-WINEMA PENINSULA, INC., 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-them acknowledged said instrument to be its voluntary act and deed. Before me: ment to bevoluntary act and deed. 1 for me: tit. (OFFICIAL/ SEAL) Ronnie M. Kurcher Notary Public for Oregon Notary Public for Oregon My commission expires 11/16/8 (SEAL) My commission expires: 11.5.86 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 seuted 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-social instruments, or a memorandum thereof, shall be recorded by the conveyor not later than 15 days after the instrument is executed and the par-re bound thereby. ORS 93.990(3) Violation of ORS 93.635 is punishable, upon conviction, by a fine of not more than \$100. ties ar (DESCRIPTION CONTINUED) STATE OF OREGON: COUNTY OF KLAMATH:ss I hereby certify that the within instrument was received and filed for record on the 27th day of April A.D., 19 84 at 1:05 o'clock P and duly recorded in Vol M84 , of Deeds ______on page____ 7013 EVELYN BIEHN, COUNTY CLERK Fee: \$ 8.00 7 ,Deputy a g 2-2-2-2 do aque 1996 - 1995 1997 - 1997 and a second En generation y 14020 22-22-22

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 the time limited therefor, or fail to keep any agreement herein contained, then the seller at the option shall have the following rights: (1) down that and deed and other documents from escrow and principal balance of said punchase price with the interest the interest that of the possession of the premises above described and all other rights acquired by the buyer shall rest of the contract by suit in seller without any act of re-entry, or any of the premises above described and all other rights acquired by the buyer of return, reclamation or compensation for case of suit of the possession and revest in said seller to be performed and without any right of the buyer of return, reclamation or compensation for case of suit delauil apyments and rever to and revest in said premises up to the time of such delauil. And the said seller, in case of such delauil, shall have the right immediately, or any time shall exert be and revest on the belonging. The buyer further astress that failure by the seller at any time to require performance by the buyer of any nrovision hereof shall in no way affect bits the land aloressid, without any process of law, and take immediate possession thereof, together with all the improvements and appurtenances thereon or thereto belonging. land atoresaid, without any process of law, and take immediate possession thereon, together with an the improvement of the second state in the same of the seller at any time to require performance by the buyer of any provision hereof shall in no way allect his it hereunder to enforce the same, nor shall any waiver by said seller of any breach of any provision hereof be held to be a waiver of any succeeding breach in my such provision, or as a waiver of the provision itself.

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