No. / 00-00-00-00-00-00-00-00-00-00-00-00-00-	STATE—Monthly Payments.			Vol. M84 PC	ae . 96	316
		CONTRACT-REAL	ESTATE	VOI. MUST PC		
37642 THIS CONTRAC	T Made this	8th day of	an hucher	June d and wife.	, 1984., t	perween
THIS CONTRACT	ton and Lou	ise E. Moult	on, nusbar	herein	hafter called th	e seller,
	andan Gunn.	Jr. and Lin	da Rao Gui	m _e nusuallu	ofter called the	buyer,
	me i to a maidoro	tion of the mutual	covenants and	agreements herei	n contained, in	d lands
WITNESSETH: bes to sell unto the b	That in considera ouver and the buy	er agrees to purcha	ise from the se	ler all of the fol.	owing describe	, to-wit:
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for the sum of	e purchase price)	on account of which	h	of which is here	by acknowled	sed by the
(hereinafter called the Dollars (\$500.00) seller); the buyer age the seller in monthly) is paid on t.	he execution hereer mainder of said pur	chase price (to	xty-Five an	d 43/100-	
the seller III, monthly						
Dollars (S					Julv	19.84
Dollars (\$ 265.4 payable on the Ten and continuing until	th_day of each r	nonth hereafter beg	inning with the	ase price may be	e paid at any t	ime; all de-
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monthly payments a	above required. 12	axes on salu prome-				
parties hereto as or	the date of the		and described in t	his contract is		-
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And it is understood and egreed between said parties that time is of the est e required, or any of them, punctually within 20 days of the time limited ther is a shall have the tollowing eights: (1) to declare this contract null and void, therest theyeon at once due and payable, (3) to withdraw said deed and other y, and in any of such cases, all rights and interest created or then existing in 1 without any act of re-entry, or any other act of said seller to be performed and y such default all payments relations of said seller, in case of such default of such default all payments default, and the said seller, in case of such default and cloressici, without any process of law, and take immediate possession there and cloressici, without any process of law, and take immediate possession there inding.	ssence of this contract, and in case the buyer shall fail to make relor, or fail to keep any agreement herein contained, then the (3) to declare the whole unpaid principal balance of said purch r documents from escrow and/or (4) to foreclose this contra- layor of the buyer as against the seller hereunder shall utterly her rights acquired by the buyer hereunder shall revert to and m without any right of the buyer of return, reclamation or con-	the payments e seller at his iase price with ict by suit in cease and de- revest in said npensation for made; and in
without any act of re-entry, or any other act of said seller to be performed ar ys puid on account of the purchase of said property as absolutely, fully and r of such default all payments therefolore made on this contract are to be reta isses up to the time of such default. And the said seller, in case of such defau land cloresaid, without any process of law, and take immediate possession there	perfectly as it this contract and such payments had never been ained by and belong to said seller as the agreed and reasonabl ult, shall have the right immediately, or at any time threadler, soi, together with all the improvements and appurtenances there performing by the buyer of any consider buyer to the	to enter upon con or thereto way affect his
The buyer further agest same, nor shall any waver by said seller of any f hereunder to andone the same, nor shall any waver by said seller of any f iy such provision, or as a waiver of the provision itself. The parties agree that there shall	ll be no penalty for prepaymen	nt of as agree
t the forementioned property shall n buyers without the sellers' consent	not be sold to any third parti t. The parties further agree	les b y that the r day for
monthly payment ten (10) days past	of dollars, is \$ 30,000,00 OKXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	Section conside
is as the final value and the court, the losing party further promises to pay ignent or decree of such trial court, the losing party further promises to pay ity's attorney's fees on such appeal: to construing this contract, it is understood that the seller or the buyer i	may be more than one person or a corporation; that il the cont may be more than one person or a corporation; that il the cont may the fermining and the neuter, and that generally all gramm	text so requires, matical changes
singular pronoun shall be taken to mean and include the plural, the inasciant and the provision of the provision sheroid apply equally all be imade, assumed and implied to make the provisions heroid apply equally This agreement shall bind and inure to the benefit of, as the circumstant rs, executors, administrators, personal representatives, successors in interest and IN WITNESS WHEREOF, said parties have exec gned is a corporation, it has caused its corporate name to and the provision of the provision of the provision of the provision of the successors in the provision of the	assigns as well.	the under-
gned is a corporation, it has caused its corporate name to cere duly authorized thereinto by order of its board of din the Moulton Moulton	De signed und ne ou-F-	
Louise E. Moulton ITE-Tie sent ice between the symbols (), if not opplicable, should be deleted. Ses	Linda Rae Gunn ors 93.030).	
TATE OF OREGON,	E OF OREGON, County of	
6-8-	Personally appeared	g duly sworn,
repert alexander Juny to	Frinzeli and not one for the other, did say that the president and that the secretary of	former is the e latter is the
of said	hat the seal attixed to the foregoing instrument is the d corporation and that said instrument was signed and d director	a corporation, corporate seal i sealed in be- s: and each of
OFFICIAL CALLS TALKWEATHE	i said corporation by automy of the its voluntary a acknowledged said instrument to be its voluntary a Before me:	s; and each of act and deed. (SEAL)
Notary Public for Oregon 3-1-87 Notary My contrainston expires 3-1-87 My co	y Public for Oregon ommission expires:	it the instrument
ORS 93.835, (11), AT instruments contracting to convey fee title to any p is executed and the parties are bound, shall be acknowledged, in the manner p weed. Such instruments, or a memorandum thereof, shall be recorded by the ties are bound thereby. ORS 93.930(3) Violation of ORS 93.635 is punishable, upon conviction,	real property, at a time more than 12 months from the date the provided for acknowledgment of deeds, by the conveyor of the is conveyor not later than 15 days after the instrument is exect by a fine of not more than \$100.	e title to be con- uted and the par-
DESCRIPTION	N CONTINUED)	
Further conditions:	that if the property taxes a	re over
13 months past due, the property with the Sellers.		
	vev do not keep this Contract	
The buyers further agree that if th they will sign a Quick Claim Deed b	back to the Sellers.	as agreed
The buyers further agree that if th they will sign a Quick Claim Deed b	back to the Sellers.	as agreed
they will sign a Quick Claim Deeu D	JACK CO UNO DOLLOLO	
TATE OF OREGON: COUNTY OF KLAMATH:s hereby certify that the within inst	ss rument was received and filed A.D., 19 <u>84 at 11:09</u> o'cl Deeds on p	for Lock <u>A</u> page <u>9816</u>
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