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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 his option shall have the following rights: (1) to declare this contract rull 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 foreclose this contract by suit in equity, and in any of such cases, all rights and interest created or then existing in lavor of the buyer as against the seller hereunder shall utterly cease and determine and the right to the possession of the premises above described and all other rights acquired by the buyer hereunder shall revert to and revest in said 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 return, reclamation or compensation for moneys paid on account of the purchase of said property as absolutely, fully and perfectly as if this contract and such payments had never been made; and in case of such default all payments therefolore made on this contract are to be retained by and belong to said seller as the agreed and reasonable rent of said premises up to the time of such default. And the said seller, in case of such default, shall have the right immediately, or at any time thereafter, to enter upon the land aloresaid, without any process of law, and take immediate possession thereof, together with all the improvements and appurtenances thereon or therefo belonging.

The buyer further agrees that failure by the seller at any time to require performance by the buyer of any provision hereof shall in no way allect his right 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 o

BUTER to comply with all county building codes and sanitation requirements. BUYER has read and understands MCUNTAIN TITLE SUPPLEMENTAL Report #13778-K BUIN is avare of costs to bring electricity to properby.

is a corporation, it has caused its corporate name to be signed and its corporate seal affixed bereto by its officers

duly authorized thereunto by order of its board of	directors.
M Lames N. Moel Gr	Anthony C. Station
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NOTE—The sentence between the symbols (i), if not applicable, should be d	eleted. Sea ORS 93,030).
STATE OF WXXXXXV,CALIFORNIA)	STATE OF OREGON, County of Klamath) ss.
County of Orange Jas. June 29th 19 84	July 3 Bersongly appeared ANCHONY S. Staton and
Personally appeared the above named* **JAMES. N. KOEHLER**	Kay Lynn Staton who, being duly sworn, each for himself and not one for the other, did say that the former is the
	president and that the latter is the
and acknowledged the foregoing instru-	- secretary of
ment to be HIS voluntary act and deed.	and that the coal allined to the laregoing instrument in the corporate scal
Betor RATHEY NEAL VALLE	of eaid corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed. Refore me:]
ORANGE COUNTY Not see prima to the country of the c	Notacy Public for Oregon (SEAL)
OPS 93 625 (1) All instruments contracting to convey fee title	My commission expires: ///6/87

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 is 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 conveyed. Such instruments, or a memorandum thereof, shall be recorded by the conveyor not later than 15 days after the instrument is executed and the parties are bound thereby.

ORS 93.990(3) Violation of ORS 93.635 is punishable, upon conviction, by a fine of not more than \$100.

(DESCRIPTION CONTINUED)

STATE OF OREGON; COUNTY OF KLAMATH; ss. Filed for record . at 1:48 84 this 3rd. day of July A. D. 19 o'clack duly recorded in Vol._ 11814 Deeds en Pαξο _ 11230 EVELYN BIEHN, County flork Fee: \$8.00