TOPM No. 854 (Truth-lin-tending(Series) - CONTRACT-REAL ESTATE-Partial Payments-Deed in Escow [Individual of Corporate]. TOPM No. 854\_[Truth-In-tending/Series]-CUTITRACI-ALTO (This contract should be executed in triplicate, acknowledged by soller and recorded in the deed records to the second of the sec SN 39078 M BY 450A 12391 @ THIS CONTRACT, Made this 13th day of Jury MUNI HILL CON .Fernand H. Van der Roest & Elze Van der Roest H/W, 1314 S. Sullivan, Santa Ana, ..., 19:84 , between and Hendrik J. Gaveel & Willy Gaveel H/W. 4805 W. Oakfield Avenue, Santa Ana, WITNESSETH: That in consideration of the mutual covenants and agreements herein contained, the seller agrees to sell unto the buyer and the buyer agrees to purchase from the seller all of the following described lands and premises situated in <u>Klamath</u> County, State of <u>Oregon</u>, to-wit: The South  $\frac{1}{2}$  of the South  $\frac{1}{2}$  of the Northwest  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$ of the Southwest ½ of Section 21, Township 34 South, Range 13 East of the Willamette Meridian: Two and One Half  $(2\frac{1}{2})$  Acres 27.774 More or Less. (hereinafter called the purchase price) on account of which ...One...Thousand Dollars (\$ 1,000.00.....) is paid on the execution hereof (the receipt of which hereby is acknowledged by the seller), and the remainder to be paid at the times and in amounts as follows, Fifty Dollars [\$ 50.00] per month, to commence on the 1st of September 1984 and on the first [1st] of every month thereafter until the balance has been paid off. This property not subject to title insurance or fire insurance. . × ... i i 5 2 All of said purchase price may be paid at any time; all deferred balances shall bear inferest at the rate ot......NODE. The buyer warrants to and covenants with the seller that the real property described in this contract is (A) primarily for buyer's personal, lamily, household or agricultural purposes. (B) for an organization or (even il buyer is a natural person) is for business or commercial purposes other than agricultural purposes.

(B) for an organization or (even it buyer is a natural person) is for, business or commercial purposes other than agricultural purposes. The buyer shall be entitled to possession al said lands on <u>AUGUST 1</u>, 19.44, and may retain such possession so long as he is not in delault under the terms of this contract. The buyer agrees that at all times he will keep the buildings on said premises, now or herealter in good condition and repair and will not suffer or partition and used or strip thereol; that he will keep the buildings of promises thereforms on herealter exected, that he will pay all taxes herealter levied against said property, as well as all water rents, public charge of municipal liens which herealter lawfully keep insured all buildings now or herealter exected on said premises against loss or damage by lire (with extended coverage) in an amount not less

and has placed said deed, together with an executed copy of this contract escrow agent, with instructions to deliver said deed, together with ADUNTAIN TITLE Company, 407. Main, K. Falls, Dregon upon the payment of the purchase price and full complance by the buyer with the terms of this agreement. The buyer agrees to pay the balance of aid purchase price and the respective installments thereol, promptly at the times provided therefor, to the said escrow agent shall be paid of the seller. The escrow fee of the escrow agent shall be paid by the seller and buyer in equal shares; the collection charges of said agent shall be paid ......and has placed said deed, together with an executed copy of this contract

bild purchase price and the respective installments thereol, promptly at the times provided therefor, to the said escrow agent for the use and benefit of the selfer. The escrow te of the escrew agent shall be paid by the selfer and buyer in equal shares; the collection charges of said agent shall be paid by the selfer and buyer in equal shares; the collection charges of said agent shall be paid by the selfer. The escrew term of the selfer. The escrew term of the selfer and 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 of the solitor of the selfer of the selfer of the selfer of the selfer of the solitor of the use and payafield. (1) to declare this contract by suit in equity, and in any of such cases, self to the selfer of the selfer the documents from excrement herein contained, and of the buyer shall utterly cease and determine and the right to the selfer state case of the declare the whole unput price of the buyer of the selfer with all the improvements and appurtoments up on the land all cases due the decline thall have the right immediately, or at any buyer buy and the time of any provision bereof be and payments therefor on the buy and the selfer in any of the buyer of the buyer of any provision bereof ball ball buyer of the buyer of any buyer by ball by the selfer at all buyer buy buyer buyer buy buy buyer of the buyer of the buyer of the buye

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 officers daily authorized thereunted by order of its board of director

seller: A. H. Van der Vlorat Buyer: / Hundich ane Recet Buyer. Willy seller: He Valual \*Delete, by lining out, whichever phrate and whichever, warranty (A) or (B) is not applicable. If war-ranty (A) is opplicable, Stevent-Ness Form No. 1307 may be used for disclosures under the Truth-fending Act and Regulation Z unless the contract will become a first line to finance the purchase of a dwelling in which event Stevent-Ness Form No. 1307 may be used in 2 OH ALLTIN COM. al setteme between the symbols (), ile, should be deleted; see Oregon ss, Section 93.030. (Notarial ackno NOTE.

Statutes, Section ent. on. reverse). Henk Gaveel, 4805 W. Oakfield, Santa Ana, California 92703

Until a change is requested, all tox statements shall be sent to the following name and address Ľ)

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