A No. 704-CONTRACT-BLAL ESTATE Finited Perminits 7-3 40648 CONT	TRACT_REAL ESTATE Vol. M84 Page 15003 @
40040	day of
DAVID BARION LOUIS	becomption collect the seller.
	E. HARPER, husband and wife , hereinafter called the buyer,
rees to sell unto the buyer and the buyer agrees	he mutual covenants and agreements herein contained, the seller to purchase from the seller all of the following described lands <u>County</u> , State of <u>Oregon</u> , to-wit:
ne NZSZSEZSEZ of Section 6, Town	nship 39 South, Range 8 East of the
	6000 Ston
UBJECT TO easements and rights of record and apparent on the lar	of way and to restrictions and reservation nd. of 5:05 900 of 900 of 000 000 output 50 900 of 908 free 10
	Filed for record of request of
	SIATE OF OREGON,) County of Klamath)
	DOLTARS
hereinafter called the purchase price) of account Dollars (\$ 3,000.	ND FIVE HUNDRED AND NO DOMAGE (\$ 27,500.00 to the which THREE THOUSAND AND NO/100s
mounts as follows, to-wir:) \$24,500.00 together with int	terest at the rate of 12% per annum from
August 1, 1984.	t due August 18, 1984.
3) Three annual installiments of	in the maid on or before August
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1985. The second annual in	****continued on rever
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THIS INSTRUMENT DOES NOT GUARANTEE THE DESCRIBED IN THIS INSTRUMENT. A BUYER SI DESCRIPTION DE LA DE	*****Continued on reverse ****continued on reverse *****continued on reverse ************************************

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 pay option shall have the following representative within 20 days of the time limited therefore, or fail to keep any agreement herein contained, then the selfer option shall have the following representative within 20 days of the time limited therefore, or fail to keep any agreement herein contained, then the selfer of the interest thereon at once due and payable. (3) to withdraw said deed and yold, (3) to declare the whole unpaid principal balance of said on the selfer termine without any act of rearries and intering created or then esting in favor of the house create whole unpaid principal balance of said porchase prior termine without any act of rearries and intering created or then esting in favor of the house create whole unpaid principal balance of said porchase prior money without any act of rearries therefolder and of the presence above described and all other rights accounted by the buyer as against the fall how the selfer or money and to the interime therefolder made on this contract are for be rearries and of the buyer of any of the selfer of account of the presence of the contract are for be rearries and the right of the buyer of any of the selfer were the selfer of money to the time of match therefolder made on this contract are for be rearries the selfer of account at the rearries the selfer of account and the selfer of account of the presence of the selfer of the selfer barries and the selfer of account of the selfer as the selfer of account of the selfer as the selfer of account of the selfer barries as of said selfer to be parties at the selfer barries as a selfer without any process of law, and take on this contract are of such default, shall have been the theory to any other barries as a selfer without any provision here of any take interviewes the selfer barries the selfer barries the selfer barries the selfer as the selfer barries thereon or othe be 15002 lend, aloresaid, without any process of law, and take immediate possession thereot, together with all the improvements and apputtension thereous of the buyer of the same, for shall any waiter by the seller of any time to require performance by the buyer of any provision hereof shall in no way allect has used provision hereof and any waiver of the provision itself. This contract is non-transferable. Any improvements or alterations including cutting of trees, cannot 2) Pre-payment of contract can be made without penalty. 3) 4) The true and actual consideration paid for this transfer, stated in terms of dollars, is \$27,500.00 (Movever, the actual consideration conside iscutors, administrators, personal representatives, successors in interest and assigns as well. IN WITNESS WHEREOF, said parties have executed this instrument in triplicate; if either of the under-IN WITNESS WHEREOF, said parties have executed this instrument in triplicate; if either of the under-signed is a corporation, it has caused its coporate name to be signed and its corporate seal affixed hereto by its of ticers duly afthonised thereunt by order of its board of directors PAVID BARTON MCMICHAEI DAVID BARTON MCMICHAEI DODNEY HARPER STATE OF YESSERVE Toyac STATE OF OPECON Countered NOTE STATE OF DEBRICAN, Texas, Texas, State of the second secon and acknowledged the toregoing instru-voluntary act and deed. and that the seal attixed to the toregoing instrument is the corporation, 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. Notary Public for Oregon (SEAL) Freident and that the latter, is the My commission expires 4 August 1988 My commission expires: ORS 93.635 (1) All instruments contracting to convey fee tille to any real property, at a time more than 12 months from the date that the instrument or second date that the instrument of date and thereby, is a memorandum thereof, shall be recorded by the conveyor not later than 15 days after the instrument is executed and the parties are bound. Wiolation of ORS 93.635 is punishable, upon conviction, by a fine of not more than 15 days after the instrument is executed and the parties are bound. Wiolation of ORS 93.635 is punishable, upon conviction, by a fine of not more than \$100. (DESCRIPTION CONTINUED) Jer herdby acknowledged by the seller), and the remainder to be paid to the order of the effect of the direct and in amounts as follows: to-wit: And as the second of the select, and the remainder to be paid to the order of the second in the select, and the remainder to be paid to the order of the second in the select, and the remainder to be paid to the order of the select, and the remainder to be paid to the order of the second in the select, and the remainder to be paid to the order of the second in the select, and the remainder to be paid to the order of the select, and the remainder to be paid to the order of the second of the select. DEPPÉrs STATE OF OREGON,) County of Klamath) Filed for record at request of of record and apparent on the land, ofon this 29 day of August A.D. 19 84 SUBURCH SC - seements and rights of Meteric 1000 - Deeds o'clock P____ M, and duly AFTTELS Page_ The Freedom 4, Township 39 Polyn (2011) 15003 EVELYN BIEHN, County Clerk and primities dirated in Klamath. Lee 8.007. State of Oregonia ngices to sell ucto the huyer and the buyer agrees to purchase from the seller all of the more described bude and another discussion to without with the seller of the second described bude WITNESSETH: That in consideration of the mutual covenants and agreements in the incompart with the second state of the second RODNEY M. HAPPER and KAREN F. HAPPER, husband and with and ... Accounted which the means Li T FORM No. 704 CONTRACT - REAL ISTATC - Period Provincesh. CONTRACT-REAL ESTATE Vol. May Page 33.3.3 C. BARMANCE