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Houston L. Bush, Jr. STATE OF OREGON, setLer's NAME AND ADDRESS County of Charles N. Versteeg, Jr. I certify that the within in ment was received for record on day of 3191 Normil Terrace 97504 Medford, Oregon 97504 Space RESERVED Buyer's NAME AND ADDRESS Space RESERVED Affer recording return to: FOR Houston L. Bush, Jr. FOR NAME. ADDRESS, ZIP Witness ray hand and see Until a change is requested all tax statements shall be sent to the following address. Charles N, Versteeg, Jr. 3191 Normil Terrace MAME Medford, Oregon 97504 TITLI	All of said purchase price may be paid at an cent per annum trom July 20, 198 the minimum regular payments above required 15th 19 The buyer shall be entitled to possession be is not in detault under the terms of this co- thereon, in dead and the terminal the said other liens and same the alter and will other liens and same the alter and the same that he will pay all taxes herealts invited again be imposed upon said premises, all promptly b all buildings now or herealter erected on said p in a company or companies satisfactory to the all policies of insurance to be delivered to the contract and shall bear interest at the rate alo The selfer agrees that at his expense an suring (in an amount equal to said purchase p and except the usual printed exceptions and the price is luly paid, and upon request and upon unto the buyer, his heirs and assigns, free and permitted or arising by, through or under selle charges so assumed by the buyer and turther that there Will be no title	my stime; all deferred balances of said purchase price shall bear interest at the rate of ten ten in the said interest to be paid monthly and "ten indication" and ten indication"
SELLER'S NAME AND ADDRESS Charles N. Versteeg, Jr. 3191 Normil Terrace Medford, Oregon 97504 BUYER'S NAME AND ADDRESS Affer recording return to: HOUSTON L. Bush, Jr. NAME, ADDRESS, ZIP Until a change is requested all tax statements shall be sent to the following address. Charles N. Versteeg, Jr. 3191 Normil Terrace Marke, ADDRESS, ZIP Until a change is requested all tax statements shall be sent to the following address. Charles N. Versteeg, Jr. 3191 Normil Terrace Medford, Oregon 97504	All of said purchase price may be paid at an cent per annum trom July 20, 198 the minimum regular payments above required 152h	my time; all deferred balances of said purchase price shall bear interest at the rate of ten and * Thirddifform being included. Taxes on said premises for the current year shall be prorated between the parties hereto as of. Jul and * Thirddifform being included. Taxes on said premises for the current year shall be prorated between the parties hereto as of. Jul and * Thirddifform being included. Taxes on said premises for the current year shall be prorated between the parties hereto as of. Jul and so the said lands on Closing at 7/15/, 1983, and may retain such possession so he postact. The buyer agrees that at all times he will keep the premises and the buildings, now or hereafter i not suiller or permit any waste or strip thereol; that he will keep said premises the from construction at irom and reimburse seller to all costs and attorney's fees incurred by him in defending adminstration at irom and reimburse seller to all water rents, public charges and municipal liens which hereafter lawfull before the same or any part thereol become past due; that at buyer's expense, he will insure and keep i seller as soon as insured. Now if the buyer shall lait to pay any such liens, costs, water rents, taxes, or c seller may do so and any payment so made shall be added to and become a part of the debt secured by researd without waiver, however, of any right arising to the seller for buyer's breach of contrat. and within Seven days from the date hereol, he will furnish unto buyer a tille insurance pol price's marketable title in and to said premises in the seller on or subsequent to the date of this agreement to che ad reserver and eavier and reserver at the buyer as the work and are premised in the date hereol and irec and clear of all encumbrances is nice said date price's marketable title in and to said premises in the seller on or subsequent to the date of this agreement to excepting, however, the said easements now of record if any. Selter also agrees that when said pue recepting and other rest
Charles N. Versteeg, Jr. 3191 Normil Terrace Medford, Oregon 97504 BUVER'S NAME AND ADDRESS Affer recording return to: HOUSTON L. BUSH, Jr. NAME. ADDRESS. ZIP Until a change is requested all fax statements shall be sent to the following address. Charles N. Versteeg, Jr. 3191 Normil Terrace Medford, Oregon 97504	All of said purchase price may be paid at an cent per annum trom JULY 20, 198 the minimum regular payments above required 15th The buyer shall be entitled to possession he is not in default under the terms ut this so thereon, in good condition and repair and will other liens and save the seller harmless therefu- that he will pay all tares hereafter levide aga be imposed upon said premises, all promptly b all buildings now or hereafter review of the entry of the seller harmless therefu- that he will pay all tares hereafter levide aga be imposed upon said premises, all promptly b all buildings now or hereafter secret on said p in a company or companies satisficatory to the all policies of insurance to be delivered to the contract and shall bear interest at the rate alo The seller agrees that at his expense an suring tim an amount equal to said purchase p price is fully, paid and informed exceptions and the price is fully, paid and the event and upor unto the buyer, his here ond guess and upor unto the buyer, his the and the rate and upor unto the buyer, his the and the not title be done and title to proper imposed there will be no title that there will be no title the done and the self of a similar. If the use Stevens-Ness form No. 1208 or similar. If the	my stime; all deferred balances of said purchase price shall bear interest at the rate of ten to being inclue 33
Charles N. Versteeg, Jr. 3191 Normil Terrace Medford, Oregon 97504 BUVER'S NAME AND ADDRESS Affer recording return to: HOUSTON L. BUSH, Jr. NAME. ADDRESS, ZIP Matter according is requested all tax statements shall be sent to the following address. Charles N. Versteeg, Jr. 3191 Normil Terrace Medford, Oregon 97504	All of said purchase price may be paid at an cent per annum trom JULY 20, 198 the minimum regular payments above required 15th The buyer shall be entitled to possession be is not in default under the terms ut this so thereon, in sood condition and repair and will other liens and save the seller harmlers thereful that he will pay all tares hereafter levide aga be imposed upon said premises, all promptly b all buildings now, or hereafter exceted on said p in a company or companies satisfactory to the all policies of insurance to be delivered to the contor and shall bear interest at the rate alo The seller agrees that at his expenses an suring tin an amount equal to said purchase p price is fully, paid, and more exceptions and the price is fully, paid, and more seller and upor unto the buyer, his here and queues and upor permitted or arising by the buyer and under selle charges so assumed by the buyer and under that there will be no title the done and title to proper immodiate NOICE.	my stime; all deferred balances of said purchase price shall bear interest at the rate of ten to being inclue 33
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Instrument/microfilm No. NAME. ADDRESS. ZIP Until a change is requested all tax statements shall be sent to the following address. Charles N, Versteeg, Jr. 3191 Normil Terrace Medford, Oregon 97504	All of said purchase price may be paid at an cent per annum trom July 20, 198 the minimum regular payments above required 15th 19 The buyer shall be entitled to possession be is not in default under the terms of this co- thereon, in good condition and repair and will that he will pay all taxes hereafter leveld ada is moved upon said premises, all promptly be imposed upon said premises, all promptly to the source and pay los such insurance, the contract and shall bear interest at the rate alo The selfer aftees that at his expense an suring (in an amount equal to said purchase p and except the usual printed exceptions and the price is luly paid and upon request and upon the schere the result be delivered to the contract and shall bear interest at the rate alo The selfer aftees that at his expense an suring (in an amount equal to said purchase p and except the usual printed exceptions and the charges so assumed by the buyer and further that there will be no title be done and title beiset, by lings buy which is such word is defined in the ruth-in-lending Act us Stevens-Ness form No. 1308 or similar. If the HOUSTON L. BUSH, Jr. SELLER'S NAME AND ADD Charles N. Versteeg, 3191 Normil Terrace Medford, Oregon 975	ny time; all deferred balances of said purchase price shall bear interest at the rate of ten definition in the paid, interest to be paid monthly and "ten definition being included. Taxes on said premises for the current year shall be prorated between the parties hereto as of. Jules 3. In oil said hands on Closing at 7/15/, 19 83, and may retain such possession so hereafter a said store of the current year shall be prorated between the parties hereto as of. Jules 3. In oil said hands on Closing at 7/15/, 19 83, and may retain such possession so hereafter a said store of the same or any part thereof thereof that he will keep said premises the form construction and reins bade or because and attorney's fees incurred by him in defending dainst any such before the same or any part thereof become past due; that al buyer's expense, he will insure and keep is premises against loss or damage by life (with extended coverage) in an amount not less than \$75,000 seller as soon as insured. Now if the buyer shall lail to pay any such liens, coxts, water rents, name, por seller, with olss payable lifts to the seller and then or and become ant of the debt secured to creasid, without waiver, however, of any right arising to the seller of buyer's breach of contract. In dwithin SeVen days from the date hereof and iter a local and becomes a fait when said permises in the seller or subsequent to the date of his agreements and restrictions and the acces, municipal liens, here rest and restrictions and the sale burt a tabler also agrees that when said purchase of this agreement he will dethere a good and sufficient deed conversing said attempts is a conversing said thereater the sale or sufficient deed conversing said ances are of the sale encombrances created by the buyer or his assigned. Seller also agrees that when said purchase and restrictions and the seller of a buyer's breach of contract. In dwithin the will dethere a good and sufficient deed conversing said date incombrances of the date hereof and ince and clear of all encumbra
NAME. ADDRESS. ZIP Record of Deeds of Said county. Until a change is requested all tax statements shall be sent to the following address. Witness my hand and sea Charles N, Versteeg, Jr. County affixed. 3191 Normil Terrace NAME Medford, Oregon 97504	All of said purchase price may be paid at an cent per annum trom July 20, 198 the minimum regular payments above required 15th 19 The buyer shall be entitled to possession be is not in default under the terms of this co- thereon, in good condition and repair and will that he will pay all taxes hereafter leveld ada is imposed upon said premises, all promptly be imposed upon said premises, all promptly to that he will pay all taxes hereafter leveld ada is imposed upon said premises, all promptly be off buildings now, or hereafter exceted on said purchase in a company or companies satisficatory to the all policies of insurance to be delivered to the contract and shall bear interest at the rate alo The selfer aftees that at his expense an suring (in an amount equal to said purchase p and except the usual printed exceptions and the price is luly paid and upon request and upor unto the buyer, his heirs and assigns, free and permitted or arising by, through or under selfer charge so assumed by the buyer and further that there will be no title be done and title to proper is such word is defined in the ruth in Lending Act us Stevens-Ness form No. 1308 or similar. If the HOUSTON L. BUSH, Jr. SELLER'S NAME AND ADD Charles N. Versteeg, 3191 Normil Terrace Medford, Oregon 975 BUYER'S NAME AND ADD	nor time; all deferred balances of said purchase price shall bear interest at the rate of ten and * Definition in the set of the paid. MONTHly and * Definition in the set of a solution of the parties hereto as of . July and * Definition of the solution of the current year shall be prorated between the parties hereto as of . July a solution of the buildings of the current year shall be provided between the parties hereto as of . July a solution of the buildings of the current year shall be provided between the parties hereto as of . July a solution of the buildings of the current any wate or strip the will keep the premises and the buildings, now or hereafter from and reimburse seller for all costs and attorn of the well keep ship thereins in definition and there are any part thereof become past due; that all buryer capters, he will made here it is said property, as well as all water rents, public charders and here solves there in the seller with loss payable lists to the seller and then to the buyer and the solves a their respective interests and any payment so made shall be added to and become a part of the debt secured be as a soon as insured. Now if the buyer shall fail to pay any such liens, costs, water rents, taxes, or coresuld, without waiver, however, of any right arising to the seller of buyer's breach of contract. The building and other restrictions and case ments now of record in all consists and pay to be added to and the taxes, municipal first with a said purchase and the to deal of all consequent to the debt secured be or subsequent to buy a still a said premises in the seller on subsequent to buyer a still a said premises in the seller on the subsect and the to all conse shall be added to and the taxes, municipal first when said purchase and restrictions and the taxes, municipal first when said purchase and the to the seller and clear of all consequents to the debt hereeft and clear of all consequent to the debt hereeft and clear of all consequents and the taxes munippal first when said purchase
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	All of said purchase price may be paid at an cent per annum trom July 20, 198 the minimum regular payments above required 15th The buyer shall be entitled to possession he is not in default under the terms of the sill other liens and save the seller harmless therefu- that he will pay all tares hereful at the sill other liens and save the seller harmless therefu- that he will pay all tares hereful on said p in a company or companies satisfactory to the all buildings now or hereafter erected on said proposed upon said premises, all promptly b all buildings now or hereafter erected on said p in a company or companies satisfactory to the all policies of insurance to be delivered to the contract and shall bear interest at the rate alo The seller agrees that at his expense an suring (in an amount equal to said purchase p and eccept the usual printed exceptions and the contract and shall bear interest at the rate alo The seller agrees that at his expense that there will be no title be done and upon request and using that there will be no title be done and the bruth-in-tending Act use Stevens-Ness form No. 1308 or similar. If the SELLER'S NAME AND ADD Charles N. Versteeg, 3191 Normil Terrace Medford, Oregon 9755 Buyer's NAME AND ADD Marker acording return to: Houston L. Bush, Jr. NAME, ADDRESS, ZIP Until a change is requested all tax statements shall be Charles N. Versteeg, 3191 Normil Terrace	my time: all deterred balances of said purchase price shall ber interest at the rate of. ten being inclue d. Tares on said premises for the current year shall be prorated between the parties hereto as of. Jul A. The said lands on ClOSING at 7/15/ 19 83, and may retain such possession so h on rate. The buyer agrees that at all times the will keep and the buildings, now or hereafter at the one and reinburse selfer for all costs and attorney's less incurred by him in defending admint any such premises against loss or damage by life (with extended coverage) in an amount not less than s75, 001 selfer with loss payable first to the soller and then to the buyer's streames, he will insure and keep is selfer with loss payable first to the soller and then to the buyer's streamed. The solution and reinburse selfer as soon as insured. Now it the buyer shall be added to and become a part of the docts secured by selfer with solver agrees, to any right arising to the selfer on or subsequent to the date of this agreement in our subsequent to the date hereod, he will urnish unto buyer a tile insurance pol- price() markitable (life in and to said premises in the seller on or subsequent to the date of this agreement in thread besides and a thread and sufficient deed conveying said premises in the seller out of the said ensements and restrictions and sufficient deed conveying said premises in the recepting all liens and encumbrances created by the buyer or his assigns. Parties, beread and there are to encumbrances as of the date hereod as of the and sufficient deed conveying said premises in the second within Seven and the date hereod as of the and sufficient deed conveying said premises in the recepting all liens and encumbrances created by the buyer or his assigns. Parties, beread to char ot encumbrances created by the buyer or his assigns. Parties here of the second of the prove where the said ensements and restrictions and the taxes, mominipation and sub- restring all liens and encumbrances created by the b

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 payment 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 tollowing rights: (1) to declare this contract null and void, (2) to declare the whole unpaid principal balances 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 lorecover shall uterly cease and de equity, and in any of such case, all rights and interest above described and all other rights acquired by the buyer hereunder shall ever to and reversit on and remains and the right to the possession of the premers above described and all other rights acquired by the buyer of returns, had near bower been made; and is seller without any right and the right to the payments do and seller to be prometed and particity as it this contract and such payments thereafter, to enter upon seller without all payments, thereaftery as aboutely, tilly and perfectly as it his contract and such payments thereafter, to enter upon case of such desault. And the said seller, no case of such default, shall have the right immediately, or at any time thereafter, to enter upon thereafter of such default. And the said seller, no case of such default, shall have the right and approximents hard approximances thereon or three the and aloresaid, without any process of law, and take immediate possession thereoft, together with all the immediately, or at any time thereafter, to enter upon the land aloresaid, without any process of law, and take immediate possession thereoft, together with all the immediately have abelt shell in my way aller to belonging. thereto

he land aloresaid, without any process of law, and take immediate possession inereoi, together with all the importants and opportunity and the selfer at any time to require performance by the buyer of any provision hereof shall in no way affect his first buyer further agrees that failure by the selfer at any time to require performance by the buyer of any provision hereof any succeeding breach if the require to enforce the same, nor shall any waiver by said selfer of any breach of any provision hereof be held to be a waiver of any succeeding breach if any such provision, or as a waiver of the provision itself. right he

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The true and actual consideration paid for this transfer, stated in terms of dollars, is \$.7.5,000.00 **NOW ONE OF THE OFFICE ACTOR OF CONTRACTOR OF CONTRACT** manda at be man

party's attorney's less on such appeal. In construing this contract, it is understood that the seller or the buyer may be more than one person or a corporation; that if the context so requires, the singular promotin shall be taken to mean and include the plural, the masculine, the leminine and the neuter, and that generally all grammatical changes shall be made, assumed and implied to make the provisions hereol apply equally to corporations and to individuals. This agreement shall blind and inure to the benefit of, as the circumstances may require, not only the immediate parties hereto but their respective This agreement shall blind and inure to the benefit of, as the circumstances may require, not only the immediate parties hereto but their respective theirs, executors, administrators, personal representatives, successors in interest and assign as well. IN WITNESS WHEREOF; said parties have executed this instrument in triplicate; it either of the under-IN WITNESS WHEREUF, said parties have executed the historical state seal affixed hereto by its of-signed is a corporation, it has caused its corporate name to be signed and its corporate seal affixed hereto by its of-time differentiate thereinto by order of its board of directors. signed is a corporation, it is by order of its board of directors. ficers duly authorized thereunto by order of its board of directors. (Internet Construction of the Bush) (Charles New Construction of the States of the State ficers duly authorized thereunto by order of its board of directors. Versteeg) STATE OF OREGON, County of, 19... STATE OF OREGON, County of Jackson Personally appeared who, being duly sworn, , 19. 83 each for himself and not one for the other, did say that the former is the July 14th Personally appeared the above named Houston L. Bush, Jr. and president and that the latter is the secretary of Charity H. Bush and acknowledged the toregoing instru-their and that the seal allixed to the loregoing instrument is the corporation, of said corporation and that said instrument was signed and sealed in be-half of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed. Before me: a_corporation, voluntary act and deed. ment to be BOILS eta tur (OFFICIAL Vet Notary Public tor Oregon My containsion expires 6/8/85 Notary Public for Oregon SEAL ORS 93.635 (1) All informents 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 partice bound, shall be acknowledged, in the manner provided for acknowledgment of deeds, by the conveyor of the title to be con-Such Tagiruments of 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. My commission expires: 1 re sound unercay. ORS 93.990(3) Violation of ORS 93.685 is punishable, upon conviction, by a fine of not more than \$100. ties (DESCRIPTION CONTINUED) T.C. Barker, as Attorney ١ STATE OF OREGON, In Fact for Rebecca T. ss: Rersonally appeared the above named Charles N. and and acknowledge the foregoing interview. County of Jackson Versteeg and acknowledge the foregoing instrument to be their voluntary act and deed. X tary Public for Oregon y Commission Expires: for Oregon Before me: 6/8/85 STATE OF OREGON, ss: County of Jackson) County of Jackson) Personally appeared the aboved named John R. and Susan M. Barker and Personally appeared instrument to be their voluntary act and deed. acknowledge the foregoing instrument to be their voluntary act and deed. ary Public Before me: My Commission Expires: 6/8/85 Aunt æ STATE QF, OREGON, John R. Barker, as Attorney In Fact County of Jackson John R. Barker, as Attorney In Fact for Peter B. and Jackie L. Slabaugh Peter B. and Jackie L. Slabaugh and acknowledge the foregoing instrument to be his deed: oregon br Before mes Public My Commission Expires: 6/8/85

19780

STAT STOCK; COUNTY OF KLAMATH; ss. Find for ecord .

th's 23rd day of <u>November</u> A. D. 19<u>34</u> at 4:02 c is P 1., and a (<u>1977</u>8 duly recorded in Vol. MR4 of Deeds 1 EVILYN BicHN, County Clerk

By

Fee \$12.00 Index 1.00