	50641 THIS CONTRACT, Made th HERBERT J SEADS	CONTRACT_REAL ESTATE VOI. Mg5 Page 103
	HERBERT J. SEARS and DOROTH	his 2nd day of July 19 85, be
	and CHRISTOPHER PAUL TIPTO	N hereinafter called the
	WITNESSETU	
1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1	지 않아요. 성영 주변 지 않는 것을 가 같은 것을 받았다.	sideration of the mutual covenants and agreements hereinatter called the life buyer agrees to purchase from the seller all of the following described County, State ofOregon
	office of the County Clerk of	TION, according to the official plat thereof on sil
44.5	ree of	encumbrances and 物理的 的复数 的复数 化合金
	with interest thereon and suc 15, 1978 Recorded: June 21, 1 County, Oregon Amount: \$8, Brehm and Bertha M. Brehm, hus 2) Post 5	erms and provisions thereof, given to secure an indebted h future advances as may be provided therein, Dated: 1978 Volume: M78, page 13257, Microfilm Records of Kla 000.00 Mortgagor: Clifford Honeycutt Mortgagee: Joh
	8, 1979 Recorded: December	Luding the terms and provisions thereof, Dated: Decen 18, 1979 Volume: M79, page 29068, Microfilm Records r: Clifford Honeycutt and Patricia Honeycutt, husband and Dorothy A. Sears, husband and wife
	or the sum of Found	1999 - Alexandra Andrea, and an ann an Anna ann an Anna an Anna ann an Anna ann an Anna ann an Anna ann an Ann Anna Anna
(1	or the sum of Fourteen Thousand hereinafter called the purchase price) of	Five Hundred n account of which Five Hundred Fifty e execution beread (11)
th De	the seller in monthly payments of not le	e execution hereof (the receipt of which is hereby acknowledged by th ainder of said purchase price (to-wit: \$ 13,900.00 ass than to the order of the orde
	그는 요즘 사람이 집에 집에 다 집에 가지 않는 것을 하는 것이다.	The second s
pa an	d continuing until said puret	nth hereafter beginning with the month of <u>August</u> , 19.85 is fully paid. All of said purchase price may be paid at
fer	rred balances of said purchase price sha	th hereafter beginning with the month of <u>August</u> , 19.85 is fully paid. All of said purchase price may be paid at any time; all de all bear interest at the rate of <u>12</u> per cent per approximate.
A	ugust 1, 1985 until paid, interest	to be paidmonthly
mo par	nthy payments above required. Taxes	is fully paid. All of said purchase price may be paid at any time; all de all bear interest at the rate of
	The buyer warrants to and covenants with the sa	act.
	(B) for an organization or (even if hundy; house	shold or agricultural purposes.
n an suite The second	The buyer shall be setting the buyer is a n	person) is for business or comment
he is there other	The buyer shall be entitled to possession of said la s not in default under the terms of this contract. The son, in good condition and repair and will not suffer liens and save the seller begins the suffer	act. Her that the real property described in this contract is hold or agricultural purposes. altural person) is for business or commercial purposes other than agricultural purposes. ands on <u>August 1</u> buyer agrees that at all times be will the purposes of the purposes of the purposes.
he is there other that be im	he will pay all taxes herealter levied and	or permit any waste or strip thereol; that he will keep the bremises and the buildings, now or becaute long as
he is there other that be im all bu in a u all po or to	he will pay all taxes herealter levied and	or permit any waste or strip thereol; that he will keep the bremises and the buildings, now or becaute long as
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	he will pay all tarse herealter hereinon suiter moosed upon said premises, all promptly before the said wildings now or hereafter erected on said premises agai company or companies satisfactory to the saller, with olicies of insurance to be delivered to the seller as soo procure and pay for such insurance the seller as soo	or permit any waste on unnes he will keep the premises and thay retain such possession so long as imburse seller for all costs and attorney's fees included said premises the building's now or hereafter erected operty, as well as an user entis, public charges and municipal liens which hereafter advints any such ime or any part thereof become past due; that at our services he will insure which hereafter lawfully may inst loss or damage by the (with extended coverage) in an amount not less than \$
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suring and ex price i unto ti permitt charges *IMPOR stav such use Stav HERE HERE	he will be safe the seller harmless thereir on and re- moosed upon said premises, all promptly belore the sa- monosed upon said premises, all promptly belore the sa- company or comparises satisfactory to the seller, with officies of insurance to be delivered to the seller as goo procure and pay to be delivered to the seller may of procure and pay to be delivered to the seller may of procure and pay to be delivered to the seller may of procure and pay to be delivered to the seller may of the seller agrees that at his expense and within the seller agrees that at his expense and within the seller agrees that at his expense and within the usual printed exceptions and the building a the buyer, his heirs and assign, free and clear of en- ers of assumed by the buyer and turther excepting all word is defined in the Troth-in-Lending Act and Regulation to use from No. 1306 or similar. If the contract becom settle or settler NAME AND ADDRESS ISTOPHER PAUL TIPTON TO CHARA	or permit any waste of times he will keep the premises and the buildings, now or hereafter erected operty, as well as all costs and attorney's tees incurred build premises free from construction and all operty, as well as all water rents, public charges and the will keep the premises for the thereof; that hereof; that at buyer's expense, he will insure and keep insured loss payable lirst to the seller and then to the buyer as their repective interests may appear and to any any method become past due; that at buyer's expense, he will insure and keep insured loss payable lirst to the seller and then to the buyer as their repective interests may appear and to and any payment so made shall be added to and become a part of the debt secured by this out waiver, however, of any right arising to the seller on or subsequent to the date hereof, he will furnish unto buyer a title insurance policy in- do the title in and to said premises in the seller on or subsequent to the date of the date hereof, and sufficient deed converging server, the said easements and restrictions and the dates, municipal liens, water rents and parted of the seller and of the due then said purchase cumbrances as of the date hereof, he will furnish unto buyer a title insurance policy in- out waiver, he will deliver a good frecord, if any. Seller also adress that when said purchase of the safet enter and due sufficient deed converging said premises in lee simple outband or neverse). (Continued on reverse) and whichever warranty (A) or (B) is not applicable. If warranty (A) is applicable and if seller is a creditor, a dwelling us stevens.News Form No. 1307 or similar. STATE OF OREGON, STATE OF OREGON, SS. Country of
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suring and ex price is permitte charges timpor as such use Stev HERI HERI CHRI YI Y IX Ic	he will by all taxes hereafter levied and willer mposed upon said premises, all promptly belore the said company or combanies satisfactory to the seller, with company or combanies satisfactory to the seller, with company or combanies satisfactory to the seller may or procure and pay back insurance, the seller may or procure and pay loss the the rate aloresaid, with The seller agrees that at his expense and within a subscriptions and the building a the buyer, his heirs and agrees and the building a the buyer, his heirs and agrees and the building a stat and shall bear interest at the rate aloresaid, with the seller agrees that at his expense and within the seller agrees that at his expense and within the seller agrees that at his expense and within the usual printed exceptions and the building a the buyer, his heirs and agrees, the excepting all BERT NOTICE: Delete, by lining out, whichever phrase or word is defined in the Troth-in-Lending fact and Regulation BERT J. and DOROTHY A. SEARS SELLER'S NAME AND ADDRESS ISTOPHER PAUL TIPTON A MARAY Facilis OR 97601 BUYER'S NAME AND ADDRESS AMAGEA Facilis OR 97601 BUYER'S NAME AND ADDRESS SELLER'S NAME AND ADDRESS SELLER'S NAME AND ADDRESS SELLER'S NAME AND ADDRESS Mangeth Facilis OR 97601 BUYER'S NAME AND ADDRESS MUSTING THE DELETION ADDRESS MUSTING THE DELETION ADDRESS MUSTING THE SAME AND ADDRESS	or permit any waste of times he will keep the premises and the buildings, now or hereafter erected operty, as well as all wasts and attorney's lees incurred bail premises free from construction and all operty, as well as all wasts and attorney's lees incurred bail premises free from construction and all moments in defending adamst any such the stander and the stander of the stander of the buyer's expense. He will insure and keep insured loss payable list to the seller and then to the buyer's expense. He will make and keep insured loss payable list to the seller and then to the buyer's expense. He will insure and keep insured loss and any payment so made shall all to pay any such liens, costs, water rents, taxes, or charge so ut waiver, however, of any right arising to the seller for buyer's breach of contract.
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suring and es price i permits information information is such HERE CHRI VI Y I CHRI VI Y I CHRI AI A I ama a ta char ta char	he will be said the seller harmless thereit on and re- monosed upon said premises, all promptly belore the said company or companies satisfactory to the seller, with company or companies satisfactory to the seller may company or companies satisfactory to the seller may procure and pay to be delivered to the seller may procure and have to be delivered to the seller may act and shall bear interest at the rate aloresaid, with The seller agrees that at his expense and within (in an amount equal to said purchase price) marke (in an amount equal to said purchase price) marke to be usual printed exceptions and the building a is fully paid and upon exceptions and the building a set on assumed by the buyer and turther excepting all error dis defined in the Truth-in-Lending Act and Regulative vens. Hess Form No. 1306 or similar. If the contract becom BERT J. and DOROTHY A. SEARS SELLER'S NAME AND ADDRESS ISTOPHER PAUL TIPTON (3) DOUGIAS amath Faults, OR 97601	or permit any waste of ulles he will keep the premises and the buildings, now or herealter or any part thereol; that he will keep inpremises free from construction and an operty, as well as all wais and attorney's lees insurred by him defending adainst any such lies of any part thereol; that at buyer's expense, he will insure and keep insured of any part there of any part the extended coverage) in an amount not less than \$ inst loss or damage by tire (with extended coverage) in an amount not less than \$ inst loss or damage by tire (with extended coverage) in an amount not less than \$ inst loss or damage by tire (with the stiended coverage) in an amount not less than \$ inst loss or damage by tire (with the buyer shall fail to pay any such liens, costs, water stats or charges on out waiver, however, however, on any right arising to the seller for buyer's breach of contract. table fille in and to said premises in the seller on subsequent to the date of this agreement, saw of the said end and restrictions and the taxes, municipal liens, water rents and public out this agreement, saw of the said end and restrictions and the taxes, municipal liens, water rents and public out this agreement, he will deliver a good and sufficient' seller also agrees that when sain simple cumbrances as of the date hereof. itens and encumbrances created by the buyer or his assigns. (Continued on reverse) mod whichever warranty (A) or (B) is not applicable. If warranty (A) is applicable and if seller is a creditor, is a creditor, was received for record on the seller of the date of this agree. Virtual of an reverse) SPACE RESERVED at cloclock M., and recorded is coell

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 the interest thereon at once due and payle, (3) to declare this contract null and ord, (2) to declare the whole unpaid principal balance of said purchase of said seller to be performed and without any right to the seller hereunder shall utterify case and seller without any act of re-entry, or any other act of said seller to be performed and without any right to the buyer as against of the surface shall utterify case and de-grate, and account of the purchase of said popurate a subsolutely and perfectly as if this contract and such payments hall result or or compression of the promises about each to be performed and without any right buyer of return, reclamation or compensation for moneys paid on account of the purchase of said popurate are to be retained by and belong to said seller as the agreed and or compression of the seller in case of such as a descent any time to recomments thereafter, reclamation or compensation for performance and below and process of law, and take immediate possession thereof, together with all the improvements and appurtenances thereand or there the buyer further agrees that tailure by the seller at any time to require performance by the huyer of any convision hereof shall in no way affect his the said seller with all the improvements and appurtenances thereon or thereto or thereof or thereof to the provision hereof shall in no way affect his 10306

Inde aloresaid, without any process of law, and take immediate possession thereof, together with all the improvements and appurtenances thereon or thereto many in the buyer further affects that failure by the seller at any time to require performance by the buyer of any provision hereof shall in no way affect his in there affects to enforce the same, nor shall any waiver by said seller of any breach of any provision hereof be held to be a waiver of any succeeding breach any such provision or as a waiver of the provision itself. Buyer shall assume the City of Klamath Falls improvement lien.. 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 duly authorized thereunto by order of its board of directors. THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES. HERBERT J. SEARS Aray DOROTHY A. SEARS orothy BISTOPHER PAUL NOTE-The sentence between the symbols (), if not applicable, should be deleted. See ORS 93.030]. Non Paul STATE OF OREGON, Ss. STATE OF OREGON, County of .) ss.) 55 Presonally appeared the page named Personally appearedwho, 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 s që lsecretary of and that the seal attixed to the foregoing instrument is the corporation, for 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: (OFFICIAL / U.S.L.C SEAL) Before me: Notary Public for Oregon Notary Public for Oregon My commission expires ... (SEAL) 11 My commission expires: 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 could and the parties are bound, shall be acknowledged, in the manner provided for acknowledgment of deeds, by the conveyor of the title to be contracted by the conveyor not later than 15 days after the instrument is executed and the parties of the conveyor of the title to be contracted by the conveyor not later than 15 days after the instrument is executed and the parties of the conveyor of the title to be contracted by the conveyor not later than 15 days after the instrument is executed and the parties of the conveyor the conveyor is conveyor to the conveyor of the conveyor and the parties of the conveyor the conveyor to the conveyor of th 1944 veyed. ties ar re 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) The product of the process of the provision of the provis M126 sć) Heron K]-sijaj 如何法律 - 1 a - 1 1 Shiff uding the forms and provisions thereof, Pater: Becamber Shift a role of the second states and states and second second second second second second second second second STATE OF OREGON; COUNTY OF KLAMATH; ss. Clifford Romacons Filed for record this____day of _____ A.D. 19 85 at 1:40 o'clock ^P M., and duly recorded in Vol. M85 Deeds , of on Page 10305 EVELYN BIEHN, County Clerk By THM amith) CHARACTER OF LEGE FECOR Fee: \$9.00 公司运行时 2 Council Ston (S. ---Consideration of publication from the public of all the publication of the publication 0. C.M. t formularation of the minimum transition of the residence of the second s Ash High 2615.0 ন বিদ্যুদ্ধপ্রার্থ

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