-CONTRACT-BEAL ESTATE-Monthly Poyments. MIT 50937 STEVENS-NESS LAW PUBLISHING CO CONTRACT-REAL ESTATE THIS CONTRACT, Made this 2nd day of JUNE GIENGER ENTERPRISES, INC. an Oregon Corporation Vol. M85 Page 10747 , 19.85., between and JACK JOE GASTON, LAURA M. GASTON HUSBAND AND WIFE called the seller, WIFE , Rereinafter called the buyer, WITNESSETH: That in consideration of the mutual covenants and agreements herein contained, the seller WITNESSEIR: Inat 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 KLAMATH The NET of Section 26, Township 34 South Range 8 East of the Willamette EXCEPTING THEREFROM that certain parcel of land lying in Section 26, EXCEPTING THEREFROM That Certain parcel of the Willamette Meridian, described Beginning at a point at the center of Section 26 thence easterly along the line between the NE¹/₄ and the SE¹/₄ a distance of 528 feet; thence northerly parallel to the line between the NE¹/₄ and the NW¹/₄ a distance of 1,320 feet; thence westerly parallel to the line between the NE¹/₄ and the SE¹/₄ to a point on the line between the NE¹/₄ and the NW¹/₄; thence southerly along the (Line between the NE¹/₄ and the NW¹/₄ to the point of beginning, Klamath County, Oregon. (Purchaser is aware there is no DEQ approval) and the first state and the second states of the second states and the se -142. 范围影响 and the first first for the second for the sum of Forty five thousand and no/100ths----for the sum of Forty five thousand and no/100ths------Dollars (\$45,000.00) (hereinalter called the purchase price) on account of which Six thousand and no/100ths--------Dollars (\$ 6,000.00) is paid on the execution hereof (the receipt of which is hereby acknowledged by the seller); the buyer agrees to pay the remainder of said purchase price (to-wit: \$ 39,000.00) to the order of the seller in monthly payments of not less than Three hundred eighty and no/100ths-------Dollars (\$ 380.00) each, payment to be made direct to GIENGER ENTERPRISES. INC., P.0.Box 384. Chiloguin. Oregon 97624 and continuing until said purchase price is fully paid. All of said purchase price may be paid at any time; all depayable on the _______ day of each month hereafter beginning with the month of _______ during and solution of _______ during and solution of the date of this contract. _______ for the current tax year shall be proved between the solution of the date of this contract. _______ Entire unpaid balance due and payable contract and shall bear interest at the rate aloresaid, without waiver, however, of any right arising to the seller for buyer's breach of contract. The seller agrees that he his expense and within 300 and except the usual to said purchase price) marketable title in and to said premises in the seller of the will furnah unto buyer a title insurance policy price is fully paid and upon a surged and the building and other restrictions and exements now of record, if any Seller also agrees that we have and exceptions and the building and other restrictions and exements now of record, if any Seller also agrees of this agreement, the will develope a subsequent to the date of this agreement, the date or arising by, through or under seller, excepting, however, the said easements and tree and clear of all encumbrances and premises to assumed by the buyer and further excepting all liens and encumbrances created by the buyer or his assigns. *IMPOBTANT NOTICE: Delete, by lining out, whichever phrase and whichever warranty (A) or (B) it not applicable. If warranty (A) is applicable and if seller is a cr at such word is defined in the Truth-in-Lending Act and Regulation 2, the seller MUST comply with the Act and Regulation by making required disclosures; for this pure stevens-Ness Form No. 1308 or similar. If the contract becomes a first lien to finance the purchase of a dwelling use Stevens-Ness Form No. 1307 or similar. GIENGER ENTERPRISES, INC. STATE OF OREGON, E.O. Box 384 Chiloquin, Oregon 97624 rt2 00 County of the state of the GASTON, Jack Joe, Laura, 55 P. P. Box 354 in. I certify that the within instrument was received for record on the Ghiloquin, Oresan 1007621 10 102 brobstfi MJ av at o'clock After recording return to: SPACE RESERVED o'clock M., and recorded GIENGER ENTERPRISES, INC. 20 Tron Die in book/reel/volume No. から生物 P.O. Box 384 RECORDER'S USE page on RECORDER'S USE ment/microfilm/reception No. for as fee/file/instru-Chiloquin, Oregonre 97624 Record of Deeds of said county. NAME, ADDRESS, ZIP Che Phys. Constraint State 101 Until a change is requested all fax statements shall be sent to the following address Witness my hand and seal of GASTON County affixed. 1942 A. 1944 1942 A. 1944 0771175 01 174 0 01 174 0 211 an interior and state of the second states uter Vite NA NAME, ADDRESS, ZIP TITLE Bv . Deputy

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, punchually within 20 days of the time is of the essence of this contract, and in case the buyer shall fail to make the payments option shall have the following rights: (1) to declare this contract mull and void; (2) to declare the unpaid principal equity, and inner at once due and pay of the premises above described and other documents are the whole unpaid principal contract, then the seller at his equity, and inner of such cases, all rights end of the premises above described and other documents from escone and/or (4) and balance of said purchases seller without any action of re-entry, or any circle and property as above described all other rights acquiry as against the seller her balance of said process this contract are with moneys paid on accident entry, or any circle and property as aboved described all other rights acquiry as if this to the buyer of return shall revert to and revert in and case of such default. And the sail contract are to be retained by and perfectly as if this of the buyer of return shall revert to and revert to and revert in and the sail end and revert to be called on the sail end of the contract are to be retained by and being the said such payments and never been made; and the iteland aloresaid, without any process of law, and take immediate possession thereof, together with all the improvements and any time to require neutron, to the said and rever to rever to and enver at any time to require neutron, to the said and rever to rever to rever to and any or theread to any process that failure by the sulfer at any time to require neutron, together with all the improvements and apputtematics thereon or theread to the land aloresa that failure by the saller at any time to require performance by the huver of any provision her HAME, ACORESS, 21P 10748 land aloresaid, without any process of law, and take immediate possession thereot, together with all the improvements and appunctuates that on onging. The buyer further agrees that failure by the seller at any time to require performance by the buyer of any provision hereot shall in no way affect his any such provision cas a waiver of the provision itself. "any much provision; or as a waiver of the provision itself." Purchaser is aware Seller is going to log the timber from the property. Seller agrees to use good logging and forestry practices in piling brush, etc. Seller agrees to log property within Five (5) years. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$.45,000.00 to the state of the actual consideration paid for this transfer, stated in terms of dollars, is \$.45,000.00 to the state of the actual consideration consists of the include state proparty as the state of the state proparty as the state of the train construct may adjudge reasonable as attorney's tests on such trial court, the losing party further promises to pay such aum as the appellate court shall adjudge reasonable as attorney's tests on such trial court, the losing party further promises to pay such aum as the trial court is instituted to the state of the the state of the prevailing party in said suit or action and it an appeal is taken from any party such as and the state of the test of the state promises to pay such aum as the appellate court shall adjudge reasonable as the prevailing party in said suit or action and it an appeal is taken from any shall be made, assumed and implied to make the provisions hereof apply equally to corporations and the neutral dette generally all grammatical charges. In advection, administrators, personal representatives, successors in interest and assigns as well. IN WITNESS WHEREOF, said parties have executed this instrument in trinlicate. if either of the successors in interest have executed this instrument in trinlicate. if either of the successors in interest have executed the is instrument in trinlicate. if either of the successors in interest and assigns as well. Executors, 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 undersigned is a corporation, it has caused its corporate name to be signed and its corporate seal affixed hereto by its of-Court M. Stanton \rightarrow and a second sec on Elvine NOTE-The se tence between the symbols (), if not applicable, should be deloted. See ORS 93,030]. STATE OF OREGON, County of Klamath)ss. STATE OF OREGON, County of Klamath Personally appeared the above named Jack Joe Gaston and Personally appeared Lero Elvine P. Gienger د دول وړې که مصححون د Laura M. Gaston each for himself and not one for the other, did say that the former is the and acknowledged the foregoing instru-.....president and that the latter is the nent to be voluntary act and deed. -their-1.17 and that the seal attized to the foregoing 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 actingwiedged said instrument to be its voluntary act and deed. -.C... (OFFICIAL SEAL) ary Public for Oregon_ Notary Public for Oregon My commission expires: 7/3 My commission expires 7/13 (SEAL) 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 sented and the parties are bound, shall be acknowledged, in the maner provided for acknowledgment of deeds, by the conveyor of the title to be con-sented and thereby. are bound thereby. (ORS 33,990(3) Violation of ORS 33.635 is punishable, upon conviction, by a fine of not more than \$100. (DESCRIPTION CONTINUED) "This instrument dors 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 科学学研究的设计 beginning. Himmeth County: 1.235 in anti-States in Anti-STATE OF OREGON; COUNTY OF KLAMATH; SS. Filed for record E- 1999年4月1日 duly recorded in Vol. ______, of _______ Deeds:_______ on Page __10747 EVELYN BIEHN, County Clerk TAGELDIVIT INTRELECH OUT OUT DELCEJ OF Structha Stelether on Page_10747 agrees to Sel more during and the purchase to purchase from the whor all the boltoner formed fame and premises stated in _______ for Townshipp 36 South Range 2 and 01 the will lime the The Mill of Section 26, Townshipp 36 South Range 2 and 01 the will lime the WIINESSETH: That in consideration of the mutual reaction for a constraint, the school will be a set of the school of the mutual reaction JACK JOG GA GASTON HYW Following Angendund Tarife sug. GASTON, LAURA K. GASTON HYNDAND TACK JAR 1. 70. - CARLE Jand the second the factor and the second second second 50937 No. TOL-CONTRACT-REAL ESTATE-Mumbry Poyments CONISACI-REVI DRIVER Colore . A^oitaise. 1.1.11 TOSTS