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	RACT, Made	this Eighth da Jessie L. Ghell	ay of <u>Augu</u>			19.85., between
	<u> </u>				, hereinafte	r called the seller,
		and Bertie M.			., hereinafte	called the buyer,
WITNESSE?	TH: That in the buyer and the buyer and	consideration of the m I the buyer agrees to p math	utual covenants	and agreeme	nts herein co the followi	ntained, the seller ng described lands
Por	of Gov.	Lot 4 and N.z 35, R12EWM	of Lot 5 L	y SW of t	he road.	
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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 herem contained, then the selfer at his option shall have the following rights: (1) to declare this contract null and void, (2) to declare the whole unpaid principal belance 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 foreclose this contract by suit in equity, and in any of usch cases, all rights and interest created or them existing in lavor of the buyer as against the selfer hereunder shall utterly cease and determine and the right to the possession of the premises above described and all other rights acquired by the buyer hereunder shall rever to and revest in said selfer to be performed and without any right of the buyer neclamation or compensation for moneys paid on account of the purchase of said property as absolutely, fully and perfectly as if this contract and such payments had never been made; and in premises up to the time of such delault. And the said seller, to all seller observed the and belong to said seller as the agreed and reasonable rent of said premises up to the time of such delault. And the said seller, but the right immediately, or at any time thereafter, to enter upon or the large and apprecision of the purchase of law, and take immediate possession thereof, together with all the improvements and appurtenances thereon or there of basid apprecision or thereof the said seller to be readed and reasonable rent of said premises up to the time of such delault. And the said seller, to a such delault, shall have the right immediately, or at any time thereafter, to enter upon the law and premises and appurtenances thereon or thereof beinging.

longing. The buyer lurther agrees that failure by the seller at any time to require performance by the buyer of any provision hereof shall in no way affect his fait hereunder 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. right he -10 ch

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$.4, JUU., JUU., Otherson, the columb consists of or includes other property on solve diven or provided which is the dollard of the column of the provide divent of the divent of the provide divent of the divent of the provide dis divent of the provide divent of t

IN WITNESS WHEREOF, said parties have executed this instrument in triplicate; it 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.

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Sec. Ξų

Donald F Difford 010 eff.

NOTE-The sentence between the symbols (1), if not applicable, should be deleted. See ORS 93.030).

STATE OF OREGON, STATE OF OREGON, County of County of KLAYMASTH) 55. अ**भार** कडीता कर्म केंग्राम ल))_{59,} .., 19... Personally appeared and Personally appeared the above named DOMMAD FLUG FORD BERNE GIFFORD State not be for the foregoing instru-and acknowledged the foregoing instru-and to be The MC conjuntary act and deed each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of NOTATIR: and that the seal affixed to the foregoing instrument is the corporate seal 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. Bafore me: all a switten tiel war c...voluntary act and deed. De. ni to Befole Ine: ÷ 1 icroi & Faynal A.L Before me: (0)2 SEAL (SEAL) 1 Notary Public for Oregon Notary Public for Oregon My) commission expires 27-6-89 ~ 10 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 cutted and the parties are bound, shall be acknowledged, in the manner provided for acknowledgment of deeds, by the conveyor of the title to be con-Such instruments, or 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. ORS 93.990(3) Violation of ORS 93.635 is punishable, upon conviction, by a fine of not more than \$100. exe veye ties 81

(DESCRIPTION CONTINUED)

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of		uic	l2th day
of <u>August</u> A.D., 19 <u>85</u> at of <u>Deeds</u>	2:43 o'clock P_M., and on Page 12	duly recorded in Vol 655	M85,
FEE \$9.00	Evelyn Biehn By	County Clerk	th)
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