58674	CONTRACT-REAL ESTATE	
THIS CONTRACT, Made	this	ruary 19.86 betwee
Klamath Individualize	d Development Center	, hereinafter called the selle
and Marjorie Monroe		
and premises situated in Klamat	the buyer agrees to purchase from b	the seller all of the following described lan ty, State ofOregon, to-w ter (NE1/4 of SE1/4) of Section 13 the seller all of the following described lan ty, State ofOregon, to-w ter (NE1/4 of SE1/4) of Section 13 the seller all of SE1/4) of Section 13
County Clerk of said (from the Northeast con thence South 24° 29' 1 Southeasterly, 59.99 f	County (which point is Sou rner of said NE1/4 of SE1/ last, along the Easterly 1 feet to the Southealm line	• • •
		of said Lot /3;
thence South 62° 46' thence North 14° 53' 4	36" West 300.97 feet;	
chence South 650 31 t	lost 30 KO facts	
thence North 160 24 to	loot 60 6 Free	
lot 73.	ast 60.6 feet, more or lea	ss to the Northwest corner of said
thence North 65° 31' E	ast, along the North 14	of said Lot 73, 267.04 feet, more
or less, to the Point	of Beginning.	of said Lot 73, 267.04 feet, more
Dollars (\$5,250) is paid o seller); the buyer agrees to pay the the seller in monthly payments of r Dollars (\$193.07) each, P due 7 years from closing da payable on the1. St. day of each	n the execution hereof (the receip remainder of said purchase price not less than <u>One hundred nir</u> ayments are based on 30 ye tes. Payments are	fifty
ferred balances of said purchase prices March 1, 1986 until gracks in monthly payments above required. The buyer warrants to and covenants with *(A) primarily for buyer's personal, lamil (B) for an organization or (even it buyer the root in default under the terms of this control for the said are the seller harmless thereform that he will pay all pays all farse here there there there the said are the seller harmless thereform that he will pay all farse here there there it as a farse the seller harmless there against the seller harmless thereform that he will pay all farse here after levice against the seller harmless there it against the seller harmless the seller harmless there it against the seller harmless there it against the seller harmless the sell	she is a large paid. All of said put we shall bear interest significe rate of \$ from date. of monthly terest to be paid	the month ofApril 1
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And it is understood and agreed	between said parties that time is ally within 20 days of the time lim	B). of the essence of this contract, and in case t nited therefor, or tail to keep any agreemen and void, (2) to mente from ecrow and/or and other document from ecrow and/or ling in layout the buyer the buyer the dial other rights acquired by the buyer the formed and eithout any right of the buyer of low and perfectly as it this contract and suc to be retained by and belong to said seller used default, shall have the right immediately also thereol, together with all the improvem prequire performance by the buyer of any t and the provision hereol be here provision hereol be	the ouyer shall tall to make the payment it herein contained, then the seller at incipal balance of said purchase price w
above required, or any of them, punctur option shall have the following rights: (the interest thereon at once due and pay	(1) to declare this contract null as yable, (3) to withdraw said deed a hts and interest created or then exi	and other documents from escrow and/or (isting in favor of the buyer as against the se	(4) to toreclose this contract by suit eller hereunder shall utterly cease and o reunder shall revert to and revest in su
equity, and in any of such cases, all righ termine and the right to the possession seller without any act of re-entry, or any	of the premises above described at y other act of said seller to be pert of and property as absolutely. In	formed and without any right of the buyer re formed and without any right of the buyer of illy and perfectly as if this contract and suc illy and perfectly as if this contract and suc	of return, reclamation or compensation in payments had never been made; and as the agreed and reasonable rent of a
moneys paid on account of the purchase case of such default all payments there premises up to the time of such default	tolore made on this contract are t t. And the said seller, in case of s of law, and take immediate	to be retained by and befong to said selfer such default, shall have the right immediately sion thereol, together with all the improvem	y, or at any time therealter, to enter up ents and appurtenances thereon or the
The Duver further agreet	.t.li amu waiver hy shid seller	such thereof, together which have buyer of any p o require performance by the buyer of any p r of any breach of any provision hereof be he	provision hereol shall in no way allect Id to be a waiver of any succeeding bre
The buyer further agrees that it right hereunder to enforce the same, no of any such provision, or as a waiver of	.t.li amu waiver hy shid seller		
	•••		
	OW USE OF THE PROPERTY D	ESCRIBED IN THIS INSTRUMENT IN VI HIS INSTRUMENT, THE PERSON ACQUI ANNING DEPARTMENT TO VERIFY APP	OLATION OF APPLICABLE LAND U
LAWS AND REGULATIONS. BEFOR SHOULD CHECK WITH THE APPRO	RE SIGNING OR ACCEPTING TO OPRIATE CITY OR COUNTY PL	ANNING DEPARTMENT TO VERIFY APP	RUYED USES.
	and all according stated in	n ferms of dollars, is g	•
of or includes other property of value In case suit or action is institu	uted to loreclose this contract or	to enforce any provision hereof, the losing pa allowed the prevailing party in said suit or allowed the prevailing party in said suit or	action and il an appeal is taken from shall adjudge reasonable as the preva
party cancerney -	is understood that the seller or th	he buyer internet the neuter. a	and that generally an granted
In construing this contract, it the singular pronoun shall be taken to shall be made, assumed and implied t	is understood that the seller of in o mean and include the plural, the to make the provisions hereof appl	e masculine, the leminine and the neuter, a e masculine, the leminine and to individuals. ly equally to corporations and to individuals.	and that generally an ground their respe
I his agreement strators, persor	nal representatives, successors in in	increat and we have a state to the second in t	rinticate if either of the und
IN WIINESS WII	has caused its corporate r	name to be signed and its corpor	ate seal affixed hereto by his
ficers duly authorized there	eunto by order of its boar	A Manlania V.	Norroe
		in a particular in	
		* Margaret	W'Saunders
		deland sex (085 93.030).	
NOTE-The sentence between the symb	bels (1), if not applicable, should be	STATE OF OREGON County of	Klamath) ss.
STATE OF OREGON, Klamath)) ss.	STATE OF OREGON, County of February 28 Personally appeared Man	, 19
County of <u>Klamath</u> February 27		Personally appeared	-who,-boing-duly-
Perconally appeared the a	above named	each ler-himself and not one for the	he other, did say that the former
Marjorie Monroe		Executive Director	Sklamath I
and 'acknowle	edged the loregoing instru-	ized Development, Inc.	a corpo
ment to be	voluntary act and deed.		
Batbre me;	Atelle	of said corporation and that said half of said corporation by author thom Acknowledged said Instrum Before me: 10 / 1 / 1	ent to be its volunitary act and
(OFFICIAL SEAL)	5	Man All	v.
Notary Public	tor Oregon 7-14-89	my commussion expired	4–89
My commission	ments contracting to convey fee t	itle to any real property, at a time more th	an 12 months from the date that the in deeds, by the conveyor of the title to
ORS 93.635 (1) All instrum is executed and the parties are by veyed. Such instruments, or a m	bound, shall be acknowledged, in t nemorandum thereof, shall be rec	title to any real property, at a time more the the manner provided for acknowledgment of orded by the conveyor not later than 15 day order that he conveyor not later than 15 day	ys after the instrument is executed and
ties are bound thereby. ORS 93.990(3) Violation o	of ORS 93.635 is punishable, upon	Conviction, by a time t	····
	(DI	ESCRIPTION CONTINUED)	
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STATE OF OREGON. C	COUNTY OF KLAMATH:	پر SS-	
			the28t
Filed for record at reque	A.D., 19 80 at	11:37 o'clock <u>A</u> M., an	nd duly recorded in Vol
	of Deeds	on Page Evelyn Bieh	m , County Clerk
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