PORM No. 706-CONTRACT-REAL ESTATE-Monthly Payme the	MTC-10	STEVENS-NEES LAW PUBLISHING CO., PORTLAND, OR. STOR		
62595	CONTRACT-REAL ESTATE	Vol M& Pag10419 @		
THIS CONTRACT, Made this H. Allen H. Baker and Kathleen /Baker	lst day of Ju			
and Bradley F. Clark, Sr. and Sandra S. Clark , hereinafter called the seller,				
WITNESSETH: That in consideration seller agrees to sell unto the buyer and the bu scribed lands and premises situated in Klama	of the mutual covena ayer agrees to purchas th	, hereinafter called the buyer, ants and agreements herein contained, the ie from the seller all of the following de- y, State of Oregon , to-wit:		
Block 8 Lot 1, Jackpine Village, Re	corded in Vol. 77	, Page 3058		
37				
4 0 445 8				
payable on the 12 clil day of each month here and continuing until said purchase price is ful all deferred balances of said purchase price slu June 12,1986 until paid, is the minimum monthly payments above required rated between the parties hereto as of the date of "the buyer warrants to and covenants with the seller that "(A) primarily for buyer's personal, family, househ id or (B) the an expandinges of covenal is buyer to and wall the buyer shall ce entitled to possession of said lands on the is not in default under the terms of this contract. The buyer and all other life and the seller harmies therefore and the seller attent have be imposed upon said premises, all prometly bi insure and keep insured all buildings now or herealter level adam to said attent having the imposed upon said premises, all prometly bi insure and keep insured all buildings now or herealter level adam to said attent having the imposed upon said premises, all prometly bi insure and keep insured all buildings now or herealter level adam to said attent having the imposed upon said premises, all prometly buildings now or herealter level adam to said attent having the imposed upon said premises, all prometly built insure and keep insured all buildings now or herealter level of adam to said attent having the imposed upon said premises, all prometly built insure and keep insured all buildings now or herealter level of adam to said attent having the imposed upon said premises, all prometly built insure and keep insured all buildings now or herealter level of adam to said attent having the imposed upon said premises, all prometly built insure and keep insured all buildings now or herealter level of adam to said attent having the imposed upon said premises, all prometly built insure and keep insured all built the said of the said the said attent having the said the said built the said the said the said attent having the said the s	tion hereof (the receipt of said purchase price han One Hundred T eafter beginning with the Particle of the said pre- safter beginning with the Particle of the said pre- til bear interest at the interest to be paid MON Taxes on said premise of this contract. It he real property described in agricultural purposes, afters that all times he will it any waste or strip thereof; it any waste or strip thereof; it any waste or strip thereof; it any waste or all costs and property, as well as all wate core the same or any part the said premises against loss or e satisfactory to the seller with	t of which is hereby acknowledged by the (to-wit: \$ 11,000.00) to the order wentyfive and No/100		
the seller to huyer's breach of contract. If the contract and sin The seller agrees that at his expense and within N/A suring (in an amount equal to said purchase price) marketavile th' save and except the usual printed exceptions and the building an said purchase price is fully paid and upon request and upon sur- premises in fee simple unio the buyer, his heirs and assigns, tree since said date placed, permitted or arising by, through or under liens, water rents and public charges so assumed by the buyer and	days interest at the rate alo days from the date heree in and to said premises in th d other restrictions and easeme render of this advergent, he v nd clear of encoding however, the seller, excepting, all liens and hurther excepting all liens	resaid, without waiver, however, of any right arising to of, he will lurnish unto buyer a title insurance policy in- e seller on or subsequent to the date of this agreement, nets now of record, if any. Seller also agrees that when will deliver a good and sufficient deed conveying said		
*IMPORTANT NOTICE: Delete, by lining out, whichever phrase and whice a creditor, as such word is defined in the Truth-in-Lending Act and Regu for this purpose, use Stevens-Ness Form No. 1308 or similar unlets the Stevens-Ness Form No. 1307 or similar.	Continued on reverse) shever warranty (A) or (B) is not lation Z, the seller MUST comply contract will become a first lien	applicable. If warranty (A) is applicable and if the seller is with the Act and Regulation by making required disclosures; to finance the purchase of a dwelling in which event use		
Allen H. & Kathleen Baker 3442 Turner Rd. S.E. Salem, OR 97302 SELLER'S NAME AND ADDRESS Bradley F., Sr. & Sandra S. Clark P.O. Box 759	· · · · · · · · · · · · · · · · · · ·	STATE OF OREGON, Sounty of Certify that the within instru- ment was received for record on the		
Sweet Home, OR 97386	SPACE RUSERVED	at o'clock M., and recorded		
After recording return to: MOUNTAIN TITLE CO. P. O. BOX 5017 KLAMATH FALLS, OR 97601 NAME ADDRESS, 200	FCR RECORDER'S USE	in book of page or as file/reel number Record of Doeds of said county. Witness my hand and seal of County difixed.		
Julia o change is requested all tax statements shall be sent to the following addr. Bradley F., Sr. & Sandra S. Clark P.O. Box 759 Sweet Home, OR 97386		Recording Officer By Deputy		
NAME. ADDRESS, ZIP				

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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 herein contained, then the seller at his optimes that have the following rights: (1) to declare this contract null and void, (2) declare the whole unpaid principal balance of said purchase price with interest thereon at once due and payable, (3) to withdra v said deed and other documents from escrow and/or (4) to foreclose this contract by suit in equily, and in any of such cases, all rights and interest created or then existing in favor of the buyer as against the seller hereunder shall utterly cease and declare the whole any side to the possession of the premises above described and all other documents from escrow and/or (4) to foreclose this contract to and revers in said security and in any of such cases, all rights and interest created or then existing in favor of the buyer a sagainst the seller hereunder shall utterly cease and declare the whole any right to the possession of the premises above described and all other document any right of the buyer of return, teclamation or compensation for moneys paid on account of the purchase of said property as isobiculty. fully and pricetly as it his contract and such payments have thereather, to enter upon primes up to the time of such default. And the said seller, no ase of such default, shall have the right immediately, or at any time thereather, to enter upon process of law, and take immediate possession thereol, together with all the improvements and appurtenances thereon or thereof belores in, without any process of law, and take immediate possession thereol, together with all the improvement shall payments therefore the settler at the second payments and payments a structure price prime and below any account of the purchase of law, and take immediate possession thereol, together with all the i

the land aloresaid, without any process of law, and take immediate possession thereor, together with an the improvements and appartunate in no way allect his belonging. The buyer further agrees that tailure by the seller at any time to require performance by the buyer of any provision hereof shall in no way allect his right hereunder to enforce the same, nor shall any waiver by suid seller of any breach of any provision hereof be held to be a waiver of any succeeding breach of any such provision, or as a waiver of the provision itsell.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 12,000.00 . Thowever, the actual consideration con-sists of or includes other property or value given or promised which is the whole consideration (indicate which). In case suit or action is instituted to foreclose this contract or to enforce any provision hered, the losing party in said suit or action and it an appeal is taken from any sum as the trial court may adjudge reasonable as attorney's level to be allowed the prevailing party in said suit or action and it an appeal is taken from any judgment or decree of such trial court, the losing party further promises to pay such such as the appellate court shall adjudge reasonable as the prevailing party's attorney's level on such appeal. The singular pronoun shall be taken to mean and include the place, the masculine, not only the immediate parties hereto but their respective shall be made, assumed and impled to make the provisions here and party to corporations and to individuals. This agreement shall bind and insure to the benefit of, as the circumstances may require, not only the immediate parties hereto but their respective in MITTINESS 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 affived hereto by its officere is a corporation.

is a corporation, it has caused its corporate name to be signed and its corporate seal affixed hereto by its officers eunto by order of its board of directors. 1 01 h ..

duly authorized thereunito by prints	x. Bradly J. Clark 4.
× allen H Batte	Bradley B, Clark Styles
Allen H. Baker	Sandra D. Clair
Kathleen H. Baker NOTE-The sentence between the symbols D, if not applicable, should be de	leted. Sea ORS 93.030).
STATE OF OREGON,) ss.	STATE OF OKEGON, CLASSING 13, 19 5 C.
STATE OF ORDER) SS.	
STATE OF OREGON, County of General Ss. Sure 13, 19.86.	
june 13 , 15 mond	
Personally appeared the above named Bradley F. Clark, Sr. &	each tor himself and not one tor the other, that they have the testing to the testing the testing to the testing the testing to the testing testing to the testing te
Sandra S. Clark	
Sandra 5. Utark	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
and acknowledged the foregoint instru-	A A A A A A A A A A A A A A A A A A A
ment to be their voluntary act and ceed.	- to the start of
(OFFICIAL Araching Monthe	Notary Public for Oregon
(OFFICIAL Chraeden of the	Notary Public for Oregon My commission expires: 6 -17-87
SBAL)	Notary Public for Oregon
Notary Public for Oregon 6 -17-87	My commission expires:
SEAL) Notary Public for Oregon 6-17-87 My commission expires 6-17-87	at a time more than 12 months from the date that the instrument
ODS 02.635 (1) All instruments contracting to convey fee titl	e to any real property, at a time more than 12 months from the date that the instrument manner provided for acknowledgment of deeds, by the conveyor of the title to be con- manner provided for acknowledgment of deeds. By the conveyor of the title to be con- manner provided for acknowledgment of deeds.

One ward the parties are bound, shall be acknowledged, in the manner provided for ack executed and the parties are bound, shall be acknowledged, in the manner provided for ack yed, Such instruments, or a memorandum thereof, shall be recorded by the conveyor not l s are bound thereby. 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)

STATE OF OREGON: COUNTY OF KLAMATH: \$\$

STATE			the <u>16th</u> day
Filed for	record at request	of A.D., 19 <u>86</u> at at o'clock A.D.	1., and duly recorded in Vol. <u>M86</u> ,
of	June	A.D., 19 de at on Pag	e_10419
		Evelyn E	Biehn, County Clerk
FEE	\$9.00	By	