

LAND SALE CONTRACT

THIS CONTRACT, made and entered into this 14th day of August, 1986, by and between RITA F. ISBELL, hereinafter called Seller, and FRED W. KOEHLER, JR., hereinafter called Buyer (it being understood that the singular shall include the plural if there are two or more sellers and/or buyers).

W I T N E S S E T H:

Seller agrees to sell to the Buyer and the Buyer agrees to buy from the Seller for the price and on the terms and conditions set forth hereafter all of that certain real property located in the County of Klamath, State of Oregon, legally described as follows, to wit:

"The SE $\frac{1}{4}$ of Section 24, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon."

SUBJECT TO contracts and/or liens for irrigation and/or drainage, the schedule of exclusions from coverage, together with any schedules contained in standard title policies, reservations, easements, restrictions and rights of way of record and those apparent on the land.

ALSO SUBJECT TO rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

ALSO SUBJECT TO reservations contained in Deed of Tribal Property from the United States of America, recorded July 29, 1959 in Book 314, page 415, Deed records of Klamath County, Oregon, as follows:

"Title to the above described property is conveyed subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights of way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same, so long as needed or used for or by the United States. (Dept. Instr., January 13, 1916, 44 L.D. 513.)"

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

It is mutually agreed as follows:

1. **Possession:** Buyer shall be entitled to possession of the property as of the date hereof;

2. **Prepayment Privileges:** After the date hereof, Buyer shall have the privilege of increasing any payment or prepaying the entire balance provided for hereinafter with interest due thereon to the date of payment;

3. **Payment of Liens and Taxes:** Buyer shall pay promptly all indebtedness incurred by their acts which may become a lien or purported lien, upon said property, and shall regularly and before the same shall become delinquent, pay all taxes, including adjustment of same for any reason, assessments, liens, and encumbrances of whatsoever kind affecting said property after this date, provided, all such taxes, assessments and charges for the current year shall be pro-rated as of the date hereof, and in the event Buyer shall fail to so pay, when due, any such matters or amounts required by Buyer to be paid hereunder, or to procure and pay seasonably for insurance, Seller may pay any or all such amounts and any such payment shall be added to the purchase price of said property on the date such payments are made by Seller and such amount shall bear interest at the same rate as provided herein, without waiver, however, of any right arising to Seller for Buyer's breach of contract, and, in such event or events, the escrow holder is hereby directed and authorized to so add such amounts to the contract balance upon being tendered a proper receipt therefore;

4. **Insurance:** Buyer and Seller agree that there are not now any insurable buildings located on the subject property. Should such buildings be constructed, however, it is agreed that Buyer will keep any building on the said property insured against loss or damage by fire or other casualty in an amount of not less than the unpaid balance of the within contract with loss payable to the parties hereto and the interests herein reflected, if any, all as their interests appear at the time of loss, all uninsured losses shall be borne by the Buyer on or after the date Buyer becomes entitled to possession; Buyer shall furnish Seller proof of such insurance coverage;

5. **Waste Prohibited:** Buyer agrees that all improvements now locate or which shall hereafter be placed on the property, shall remain a part of the real property and shall not be removed at any time prior to the expiration of this agreement without the written consent of Seller. Buyer shall not cut or remove any timber, trees or shubbery without Sellers prior written consent. Buyer shall not commit or suffer any waste of the property, or any improvements thereon, or alteration thereof, and shall maintain the property, improvements and alterations thereof, in good condition and repair, provided, Buyer shall not make or cause to be made any major improvements or alterations to the property without first obtaining the written consent of Seller; Buyer and Seller have previously agreed that Buyer may construct a dwelling house on the subject premises without further consent from Seller;

6. **Transfer of Title:** Seller shall upon the execution hereof make and execute in favor of Buyer a good and sufficient deed conveying said property free and clear of all liens and encumbrances, except as provided hereinbefore, and will place said document, together with one of these agreements, in escrow at Mountain Title Company, 407 Main Street, Klamath Falls, Oregon 97601 and shall enter into written escrow instructions in form satisfactory to said escrow holder and the parties hereto, instruct said escrow holder that when, and if, Buyer shall have paid the balance of the purchase price in accordance with the

terms and conditions of this contract, said escrow holder shall deliver said documents to Buyer, but in case of default by Buyer said escrow holder shall, on demand, surrender said documents to Seller;

7. **Tax Payment Procedures:** Until a change is requested, all tax statements shall be sent to the address designated by Seller hereinafter. Seller shall then forward such tax statements to Buyer who shall be required to pay the same and provide proof of such payment to Seller within thirty (30) days of the date of Seller's mailing of the said tax statement.

8. **Property Taken "As Is":** Buyer certifies that this contract of purchase is accepted and executed on the basis of his own examination and personal knowledge of the premises and opinion of the value thereof; that Buyer has made a personal inspection of the property so as to determine its acceptability, and has personally researched and is satisfied with the ability to obtain access to the property; that no attempt has been made to influence his judgment; that no representations as to the condition or repair of said premises have been made by Seller or by an agent of Seller; and that Buyer takes said property and the improvements thereon in the condition existing at the time of this agreement;

9. **Time of Essence:** It is understood that and agreed between the parties that time is of the essence of this contract;

10. **Default:** In case Buyer shall fail to make the payments aforesaid, or them punctually and upon the strict terms and at the times above-specified or fail to keep any of the terms or conditions of this agreement, then the Seller at his option shall have the following rights;

a) To declare this contract null and void, after giving such notice as is then required by Oregon Revised Statutes; and/or

b) To declare the whole unpaid principal balance of said purchase price with the interest thereon at once due and payable; and/or

c) To withdraw said deed and other documents from the escrow and/or;

d) To foreclose this contract by suit or by strict foreclosure in equity.

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 determine, and the right to the possession of the premises above-described and all other rights acquired by the Buyer hereunder shall revert to and revest in said Seller without any act of re-entry, or any other act of said Seller to be performed and without any right of Buyer of return, reclamation or compensation for monies 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 case of such default, all payments theretofore made on this contract are to be retained by and belong to said Seller as the agreed and reasonable rent of said premises up to the time of

such default. The said Seller, in case of such default, shall have the right immediately, or any time thereafter, to enter upon the land aforesaid, without any process of law, and take immediate possession thereof, together with all of the improvements thereon; and alternatively, Buyer shall have the right to apply to the Court for appointment of a receiver as a matter of right and nothing in this contract shall preclude appointment of the Seller as such receiver;

11. **Abandonment:** Should Buyer, while in default, permit the premises to become vacant for a period in excess of 20 days, Seller may take possession of same individually or by appointment of a receiver by self-help or by Court order for the purpose of protecting and preserving the property and his security interest herein, and in the event possession is so taken by Seller he shall not be deemed to have waived his right to exercise any of the foregoing rights;

12. **Attorney Fees:** In the event suit or action is instituted to enforce any of the terms of this contract, the prevailing party shall be entitled to recover from the other party such sum as the court may adjudge reasonable as attorney's fees at trial or on appeal of such suit or action, in addition to all other sums provided by law;

13. **No Waiver:** Buyer further agrees that failure by Seller at any time to require performance by Buyer of any provision hereof shall in no way affect Seller's right hereunder to enforce the same, nor shall any waiver by 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 itself;

14. **Binding on Successors:** This agreement shall bind and inure to the benefit of, as the circumstances may require, the parties hereto and their respective heirs, executors, administrators, successors and assigns, subject to the foregoing;

15. **Purchase Price and Payments:** The purchase price for the interest conveyed is the sum of Twelve Thousand Dollars (\$12,000.00) payable as follows:

(a) The sum of Three Thousand Dollars (\$3,000.00) to be payable to Seller upon closing, receipt of which is hereby acknowledged; and

(b) The remaining balance of Nine Thousand Dollars (\$9,000.00) shall be payable in monthly installments of One Hundred Eighty-Six Dollars (\$186.00) per month including interest at the rate of Nine Percent (9%) per annum on the unpaid balance, which said sum includes principal and interest; the first of such payment shall be payable on the 29th day of September, 1986, with a further and like installment payable on the 29th day of each and every month thereafter until the full amount of principal and interest shall have been paid in full.

IN WITNESS WHEREOF, the parties have caused this

agreement to be executed this 14th day of August, 1986. **15626**

BUYER:

FRED W. KOEHLER, JR.

SELLER:

RITA F. ISBELL

STATE OF OREGON/County of Klamath) ss.

Personally appeared the above-named FRED W. KOEHLER, JR. and
acknowledged the foregoing instrument to be his voluntary act and
deed.

Dated before me this 14th day of August, 1986.

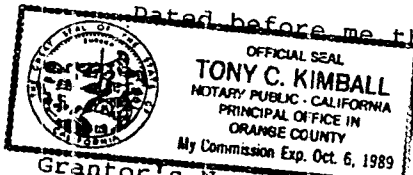
Kristi L. Redd
NOTARY PUBLIC FOR OREGON

My Commission Expires: 11/16/87

CALIFORNIA
STATE OF OREGON/County of Klamath) ss.

PERSONALLY APPEARED the above-named RITA F. ISBELL and
acknowledged the foregoing instrument to be her voluntary act and
deed.

Dated before me this 22nd day of August, 1986.



Tony C. Kimball
NOTARY PUBLIC FOR OREGONX CALIFORNIA
My Commission Expires: 10-6-89

Grantor's Name and Address:

RITA F. ISBELL
2433 Rice DeCarmis Rice DeCarmis
Costa Mesa, CA 92627

Grantee's Name and Address:

FRED W. KOEHLER, JR.
P.O. Box 332
Chiloquin, OR 97624

After Recording, Return To:

MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY
407 Main St.
Klamath Falls, OR 97601

Until a Change is Requested
Tax Statements Should be
Sent To:

SAME AS GRANTOR ABOVE

STATE OF OREGON/County of Klamath) ss.

I certify that the within instrument was received for record
on the 20th day of August, 1986, at 1:59 o'clock P.M., and
recorded in Book 186 on Page 15622 or as File/Reel
number 65380, Record of Deeds of said County.

WITNESS my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer

BY: [Signature]

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Fee: \$21.00