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and       Haward A. Pheatson. Jr.       Intrimular called the safety of the safety of the mathed coverants and agreements here constant. It is constitute to any safety of the sa		Howard A. Phe	June 1900 1	
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premises situated in       Klaanth       County State of on the safe all of the holdening described faints and DPeggan to wit:         The West Yof Lot I and 2 in Block 62 of Lakeview Addition to the City of fice of the County Clerk of Klamath Falls, according to the official plat thereof on file in the official plat thereof on file in the county office of the County Clerk of Klamath Falls, according to the official plat thereof on file in the county office of the County Clerk of Klamath Falls, according to the official plat thereof on file in the county office of the County Clerk of Klamath Falls, according to the official plat thereof on file in the county of the county office of the county of the		WITMECCENT		
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use Stevens-Ness Farm Nail 100 ftm/int-lending Act and Regulation 2, 2 influent with the Act of Regions a first lien to finance the purchase of a dwelling use Stevens-Ness Form No. 1307 or similar.         Idea or similar. If the contrast becomes a first lien to finance the purchase of a dwelling use Stevens-Ness Form No. 1307 or similar.         Ital Ward & Judy Phearson, Sr.       Ital Ward & Judy Phearson, Sr.         Ital Ward & Judy Phearson, Sr.       Ital Ward & Judy Phearson, Sr.         Ital Ward & A. Phearson, Jr.       State and Act on ADDRESS         Howard A. Phearson, Jr.       County of K1 amath         Klamath Falls, Oregon, 97601       SFACE RESERVED         After recording return to:       State and Act on the first state of the second the second of the second of the second of the second	deed all or n	a also agrees that when said purchase price is hullding and other re- it conveying said premises in fee simple unto the buyer, his heirs and upon re- encumbrances since said date placed, permitted or arbitrate and asso- nortfage and the tead date placed, permitted or arbitrate.	set premises in the seller, on or subsequent to the date of this summe policy in- diricitons and easements now of record, if any, and the said contract of this adverment, quest and upon surrender of this adversaria, he will deliver, or mortfade.	
use Stevens-Ness Farm Nail 100 ftm/int-lending Act and Regulation 2, 2 influent with the Act of Regions a first lien to finance the purchase of a dwelling use Stevens-Ness Form No. 1307 or similar.         Idea or similar. If the contrast becomes a first lien to finance the purchase of a dwelling use Stevens-Ness Form No. 1307 or similar.         Ital Ward & Judy Phearson, Sr.       Ital Ward & Judy Phearson, Sr.         Ital Ward & Judy Phearson, Sr.       Ital Ward & Judy Phearson, Sr.         Ital Ward & A. Phearson, Jr.       State and Act on ADDRESS         Howard A. Phearson, Jr.       County of K1 amath         Klamath Falls, Oregon, 97601       SFACE RESERVED         After recording return to:       State and Act on the first state of the second the second of the second of the second of the second	by t	he buyer or assigns.	under seller, excepting, however, the said easements, restrictions, the said contract so assumed by the buyer and lurther excepting all liens and security and contract	
II40 Wild Plum Ave.       STATE OF OREGON,         Klamath Falls, Oreg., 9760       State OF OREGON,         SELLER'S NAME AND ADDRESS       I certify that the within instru-         Howard A. Phearson, Jr.       I certify that the within instru-         622 Lowell       ment was received for record on the         BUYER'S NAME AND ADDRESS       SPACE RESERVED         After recording return to:       support of the sent to imp following oddress.         Mane: Address. zip       SPACE RESERVED         Mane: Address. zip       support of the sent to imp following oddress.         622 LOWELL Street       Witness my hand and seal of County affixed.         Mane: Address. street       Street to imp following oddress.         622 LOWELL Street       MAME ADDRESS. ZIP         Mane: Address. zip       Mine sent to imp following oddress.         622 LOWELL Street       Mane: Address. of the sent to imp following oddress.         622 LOWELL Street       MAME ADDRESS. ZIP	CTS SU	Oktant NOTICE: Delete, by lining out, whichever phrase and whichever war ich word is defined in the Truth-In-Lending Act and Regulation Z, the seller M Revens-Ness Form No. 1308 or similar. If the contract back	ranty (A) or (B) is not applicable. If warranty (A) is applicable and it	
II40 Wild Plum Ave.       STATE OF OREGON,         Klamath Falls, Oreg., 9760       State OF OREGON,         SELLER'S NAME AND ADDRESS       I certify that the within instru-         Howard A. Phearson, Jr.       I certify that the within instru-         622 Lowell       ment was received for record on the         BUYER'S NAME AND ADDRESS       SPACE RESERVED         After recording return to:       support of the sent to imp following oddress.         Mane: Address. zip       SPACE RESERVED         Mane: Address. zip       support of the sent to imp following oddress.         622 LOWELL Street       Witness my hand and seal of County affixed.         Mane: Address. street       Street to imp following oddress.         622 LOWELL Street       MAME ADDRESS. ZIP         Mane: Address. zip       Mine sent to imp following oddress.         622 LOWELL Street       Mane: Address. of the sent to imp following oddress.         622 LOWELL Street       MAME ADDRESS. ZIP		Howard & Judy Dha	finance the purchase of a dwelling use Stevens-Ness Form No. 1307 or similar.	
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Klamath Falls, Oregon, 97601	Until a c	hange is requested all tax statements shall be	Witness my hand and cost at	
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			Deputy	

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THE WOODERN 16057 THIN CALLOR AND 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 sny of them, and the payments to become due on said contract or mortgage, principal and interest, or any of them, punc-tually within ten days of the time limited therefor, or fail to keep any agreement herein contained, the selfer at his option shall have the tollowing once due and payable and/or (3) to breclose this contract by suit in equity, and in any of said to the selfer at his option shall have the tollowing once due and payable and/or (3) to breclose this contract by suit in equity, and in any of said to be right and interests created or then existing and all other rights acquired by the buyer hereunder shall uterly case and determine and the right to be presented to the selfer and interest created or then existing and all other rights acquired by the buyer hereunder shall uterly case and determine and the right to be presented to any other act of said selfer as aboutely, tuly and pelectly as if this contract and such payments had never been made; and in case of excent of the function of the source of law of the source of a soid and property and the said selfer, in case of such delault, shall have the right immediately, or at any time thereatter, to enter upon the ind all resents the address of law, and take immediate possession thereof, together with all the improvements and the interest in ead a soin address, while all payments the soler as the address of a soin addressing and all other the soin address of said property as aboutely, tuly and pelectly as it this contract and such payments had never been made; and in case of said tall payments therefore and the said selfer, in case of such delault, shall have the right immediately, or at any time thereatter, to enter upon the ind alorsaid, without any process of law, and take immediate possession thereof, together with all the improvements and apurtenances thereon or thered belongin 35-31 The buyer last manual position position will be belier at any time to require performance by the buyer of any provision hereol shall in no way affect right hereinder to enforce the same, nor shall any waiver by said saller of any breach of any provision hereol be held to be a waiver of any suc-ding breach of any such provision, or as a waiver of the provision itsell. his 142 1 CTENLER DI SE.\* The true and actual consideration paid for this transfer, stated in ierms of dollars, is 30,000.00 (Nowever, the actual consideration consists of or includes other property or value given or promised which is part of the In case suit or ection is instituted to loreclose this contract or to enforce any of the provisions hereod, the losing party in said suit or action and if an appeal is taken from any judgment or decree of the trial court, the losing party further promises to pay such sum as the court may adjudge reasonable as attorney's lees to be allowed the prevailing party in said suit or action and if an reasonable as the prevailing party's attorney's lees on such appeal is taken from any judgment or decree of the trial court, the losing party further promises to pay such sum as the appellate court shall adjudge Inconstruing this contract, it is understood that the seller or the buyer may be more than one person; that if the context so requires, the singustable be made, assumed and implied to make the provisions hereod appeal equally to corporations and to individuals. IN WITNESS WHEREOF, said parties have executed this instrument in duplicate; 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 officers duly authorized thereunto by order of its board of pirector THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-SCRIBED 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. STATE OF OREGON, County of. STATE OF OREGON, ,19 County of Klamath September 5 , 19 86 Personally appeared .... and Personally papeared the above named Howard, Phearson, Jr. and ......who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the Howard A. Phearson, Sr. and ......secretary of ..... Judy Ann, Phearson Notary Jublic Lar Oregon Notary Jublic Lar Oregon and that the seal affixed to the foregoing instrument is the corporation, of said corporation and that said instrument was signed and sealed in be-halt of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed. Before me: (SEAL) Notary Public for Oregon My commission expires: . ' 'n Section 4 of Ghebler Off Oregon Laws 1975, provides: (1)(All instruments estracting to convey for title 40 any real property, at a time more than 12 months from the date that the instrument is exe-cuted and the parties are bound, shall be acknowledged, in the manner provided for acknowledgment of deeds, by the owner of the title being conveyed. Such instruments, on a more and the parties are bound thereof, shall be recorded by the center of that the instrument is executed and the parties are bound thereof. "(2) Violation of subsection (I) of this section is a Class B misdemeanor." (DESCRIPTION CONTINUED) 40.5335 Server State STATE OF OREGON: COUNTY OF KLAMATH: SS. Filed for record at request of + the dav September A.D., 19 86 of ... 4:18o'clock P\_M., and duly recorded in Vol.S at M86 01 Deeds on Page 18056 County Clerk Evelyn Biehn, FEE \$9.00 By manufacture in comparison of the strain other and the second second a 1443 [14] 01 STATE OF OREGON: COUNTY OF KLAMATH: 92 Filed for record at request of of October A 13th the . day A.D., 19 86 at 3:09 o'clock P. M., and duly recorded in Vol. M86 of Deeds Evelyn Biehn, County Clerk \$9.00 FEE By 1.000

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