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STAGE  CONTRACT—Made this 15th day of October 19.88, between the property of the second of the survivership of the survivershi	PORM No. 706—CONTRACT—REAL BETATS—Monthly Payments.	
WITHESSETH: That in consideration of the mutual covenants and agreements herein contained, the septence agrees to sell onto the buyer and the buyer agrees to purchase from the seller all of the following described lands and promises situated in Klimath Country and the buyer agrees to purchase from the seller all of the following described lands. Country, State of Oregon.  The S\cdot SW\cdot SW\cdot Section 23, Township 36 South, Range 11 East of the Willamette Meridian, in the Country of Klamath, and State of Oregon.  Subject to:  1) Taxes for 1986-87 which are now a lien but not yet payable.  2) Reservations of all subsurface rights, see out in Patent recorded December 17, 1397 in Book 296 at page 280, beed Records; reservation, restrictions, rights of way of record and those apparent upon the land.  for the sum of Twenty Five Thousand Dollars (\$.25,000.00_) and the security of the seller; the buyer agrees to pay the remainder of said purchase price of which is hereby acknowledged by the seller; the buyer agrees to pay the tensinder of said purchase price of which and the seller; the buyer agrees to pay the tensinder of said purchase price of the seller; the buyer agrees to pay the tensinder of said purchase price and those and continuing until said purchase price shall be interested to the seller in month of November 1988.  1986 A. 15th. day of each month hereafter haspinning with the month of November 1988, and continuing until said purchase price shall be ar interest at the rate of 10_per cent per annum from Township payments above required. Taxes on said premises for the current tax year for interest to a seller in the seller in	67262 co.	TRACT—REAL ESTATE VOLVED PAGE 19045
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the buyer and further excepting, however, the said easements, restrictions and the taxes, municipal liens, water rents and public charges so assumed by (Continued on reverse)  **IMPORTANT NOTICE: Delate, by lining out, whichever phrase and whichever warranty [A] or [B] is not applicable, if warranty [A] is applicable and if the seller is a purpose, use five-ex-Ness Ferm No. 1319 or similar.  Faye Irene Robinson  4519 Crosby Avenue  Klamath Falls, OR 97603  SELLER'S NAME AND ADDRESS  Dempsey D. Kates and  Daria J. Beshara  HC 63 Box 889-C, Sprague River, OR  BUYER'S NAME AND ADDRESS  After recording return to:  Klamath First Federal Savings & Loan  Klamath First Federal Savings & Loan  Klamath Falls, OR 97601  Klamath Falls, OR 97601  Klamath Falls, OR 97601  Klamath First Federal Savings & Loan  Klamath Falls, OR 97601  Klamath First Federal Savings & Loan  Assn.  Klamath Falls, OR 97601	buildings now or herealter erected on said premises against loss or demage in a company or companies satisfactory to the seller, with loss payable is policies of insurance to be delivered to the seller as seion as insured. Now procure and pay for such insurance, the seller may do so and any companies.	by lire (with extended coverage) in an amount not less than \$\frac{25}{9000000000000000000000000000000000000
the buyer and further excepting, however, the said easements, restrictions and the taxes, municipal liens, water rents and public charges so assumed by (Continued on reverse)  **IMPORTANT NOTICE: Delate, by lining out, whichever phrase and whichever warranty [A] or [B] is not applicable, if warranty [A] is applicable and if the seller is a purpose, use five-ex-Ness Ferm No. 1319 or similar.  Faye Irene Robinson  4519 Crosby Avenue  Klamath Falls, OR 97603  SELLER'S NAME AND ADDRESS  Dempsey D. Kates and  Daria J. Beshara  HC 63 Box 889-C, Sprague River, OR  BUYER'S NAME AND ADDRESS  After recording return to:  Klamath First Federal Savings & Loan  Klamath First Federal Savings & Loan  Klamath Falls, OR 97601  Klamath Falls, OR 97601  Klamath Falls, OR 97601  Klamath First Federal Savings & Loan  Klamath Falls, OR 97601  Klamath First Federal Savings & Loan  Assn.  Klamath Falls, OR 97601	When circumstances make it available	we make shall be added to and become a part of the debt secured by this contract and the critical for the seller for buyer's breach of contract.
**IMPORTANT NOTICE: Delete, by lining out, whichever phrase and whichever warranty [A] or [B] is not applicable. If warranty [A] is applicable and if the seller is a crediter, as such word is defined in the frust-in-lending Act and Regulation Z, the seller MUST comply with the Act and Regulation by making required disclosures; for this purpose, or seller seller in a crediter, as such word is defined in the frust-in-lending Act and Regulation Z, the seller MUST comply with the Act and Regulation by making required disclosures; for this purpose, or seller is a crediter, as such word in the Act and Regulation by making required disclosures; for this purpose, or seller is a credit of the s	the buyer and further excepting all liens and encumbrances created by the b	estrictions and the taxes, municipal liens, water rents and public charges so assumed by
Faye Irene Robinson  4519 Crosby Avenue Klamath Falls, OR 97603  SELLER'S NAME AND ADDRESS  Dempsey D. Kates and Darla J. Beshara HC 63 Box 869°C, Sprague River, OR BUYER'S NAME AND ADDRESS  After recording return to: Klamath First Federal Savings & Loan S40 Main Street  Klamath Falls, OR 97601  Klamath Falls, OR 97601  NAME ADDRESS Rip  Witness my hand and seal of Unnit or change is requested all but statements theil be and to the search of the	IMPORTANT NOTICE: Delete, by lining out, whichever phrase and whichever coditier, as such word is defined in the Truth-in-Lending Act and Regulation 7, it purpose, wie Stevens-these form No. 1239 or similar.	warranty (A) or (B) is not applicable. If warranty (A) is applicable and if the soller is a te salter MUST comply with the Act and Regulation by making required disclosures, is, this
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Mi Rok Regigation program of the control of the con 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, purculaily within 30 days of the time timited therefor, or sail to keep, any agreement herein contained, then the payments option shall, have the following payches (1) is declare this contract rull and roid, (2) to declare the whole unpaid principal balance of said purchase price with emission and in any of such case, all rights and interest crossed or then expire, and in any of such case, all rights and interest crossed or then expired and the documents from score and/or (4) to declare the whole unpaid principal balance of said purchase price with expire and in any of such case, all rights and interest crossed or then expired the following the property of the premises allowed described and other documents from section and the property of the premises allowed described and without any ext of the super and the purchase of said property as absolutely full great and perfectly as if this contract and such payments had rever to and revest in said case of such default all particular strength or compensation or compensation or compensation of the property as absolutely full and perfectly as if this contract and such payments had never been made; and in the land storesaid, without any process of law, and take immediate possession thereof, together with all the improvements and appurtaments therefore or thereto belongs in the contract and such payments had never been made; and in the length storesaid, without any process of law, and take immediate possession thereof, together with all the improvements and appurtaments therefore or thereto belongs to the process of law, and take immediate possession thereof, together with all the improvements and appurtaments therefore or thereto belongs to the process of the second the payment for the process of the second thereof, together with all the improvements and appurtaments that the process of the

The Buyer further agrees that failure by the actier of any time to require performance by the buyer of any provincements of entore the same, nor shall any review by said seller of any breach of any provision hereof be held to make the provision, or as a waiver of the provision fool. trade of property The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 25,000.00 [However, the actual consideration consists of or includes other property or value given or promised which is presented by consideration (indicate which). [In case said or action is instituted to torectose the contract or to enforce any provision hereof, the losing party in said suit or action address to pay such sum as the trial court may stitude reasonable as attorney's fees to be allowed the prevailing party in said suit or action and it an appeal is taken from any party's attorney's fees on such appeal. party's attorney's fees on such appeal.

In constraining this contract, it is understood that the saller or the buyer may be more than one porson or a corporation; that it the context so requires the singular pronoun shall be taken to mean and include the plural, the masculine, the fernings and the neuter, and that generally all grammatical changes shall be made, assumed and implied to make the provisions berrol apply equally to corporations and to individuals.

This agreement shall bind and mure to the benefit of, as the circumstances may require, not only the immediate parties hereto but their respective tax variables of the context of the circumstances may require, not only the immediate parties hereto but their respective tax variables. IN WITNESS 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 affixed hereto by its officers duly authorized thereunto by order of its board of directors. 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. NOTE—The sentence between the symbols (), if sel applicable, should be deleted, See ORS 92.000). Uf executed by a corporation, offin corporate seal; (If the signer of the obere is a corporation use the form of authoratedyment opposit STATE OF OREGON, acknowled to -STATE OF OREGON. County of ... Klamath County of This instrument, was acknowledged before me on 15 October ... 19.86.by A COURT OF (SEAL). Bushing Stephen Notary Public top Oregon Notary Public for Oregon 30 Sept. 89 My commission expires: . Çî Wekrêsanî wê (SEAL) ORS 93.835 (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 is executed and the parties are bound, shall be acknowledged, in the manner provided for acknowledgment of deeds, by the conveyor of the title to be conveyed. Such instruments, or a memorandum thereof, shall be recorded by the conveyor not later than 15 days after the instrument is executed and the parre bound thereby.

ORS 93.990(3) Violation of ORS 93.625 is punishable, upon conviction, by a fine of not more than \$100. (DESCRIPTION CONTINUED) Contracting of the Contraction o िक विकास स्वेद्धां अपने अपने के अपने के स्वर्ध के स

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