

## LAND SALE CONTRACT

THIS CONTRACT, made and entered into this 13<sup>th</sup> day of November, 1987, by and between CARL RICHARD MONETT and MAZIE E. MONETT, husband and wife hereinafter called Seller; DORA CASEY, hereinafter called Buyer; and NOLAN SOUTH and WILMA SOUTH, husband and wife, hereinafter called Guarantor (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 hereinafter all of that certain real property and improvements located in the County of Klamath, State of Oregon, legally described as follows, to-wit:

Lot 2 in Block 10 of Klamath Lake Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of 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.

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, 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;

NOTE: Sewer assessment which is anticipated is to be paid by Buyer on a monthly basis as agreed and acceptable to the City of Klamath Falls, Oregon, (rather than in one lump sum, immediately).

*Handwritten signatures and initials:*  
 [Signature]  
 [Signature]  
 [Signature]  
 [Signature]  
 [Signature]

*Handwritten:*  
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4. **Insurance:** Buyer shall keep any buildings on such property insured against loss or damage by fire or other casualty in an amount of not less than the full insurable value thereof, 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 located 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 shrubbery without Seller's 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;

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 KLAMATH FIRST FEDERAL SAVINGS & LOAN ASSOCIATION, 540 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 Buyer hereinafter. Buyer shall be required to pay the same and provide proof of such payment to Seller within thirty (30) days of the date of mailing by Klamath County of the said tax statement, except that Buyer may pay on a quarterly basis, those taxes assessed for the current year. See also paragraph 16(c) hereinafter.

8. **Property Taken "As Is":** Buyer and Guarantor certify that this contract of purchase is accepted and executed on the basis of their own examination and personal knowledge of the premises and opinion of the value thereof; that Buyer and Guarantor have made a personal inspection of the property so as to determine its acceptability; that no attempt has been made to influence their 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. **Consent to Assignment:** Buyer shall not assign this agreement, his rights thereunder, or in the property covered thereby without the written consent of Seller. Such consent shall not be unreasonably withheld. In the event the within described property, any part thereof, any interest therein (whether legal or equitable) is sold, agreed to be sold, conveyed, assigned or alienated by the Buyer without having first obtained the written consent or approval of the Seller, then, at the Seller's option, all obligations secured by this instrument, irrespective of the maturity date expressed herein, shall become immediately due and payable;

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

11. **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;

12. **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;

13. **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;

14. **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





by the within instrument. Buyer and Seller further agree that there shall be no specific conveyance of title on the said personal property items to Buyer, but that title thereto shall be conveyed only upon payment in full of the amount secured by the within Land Sale Contract.

20. **Guaranty:** In consideration of the extension of credit and the granting of possession of the real property referred to by the within instrument, the undersigned Guarantors, absolutely and unconditionally guarantee the full, prompt and faithful payment as due of any and all indebtedness of Buyer to Seller, including any indebtedness which may now or hereafter be acquired in compliance with the terms and provisions of the Land Sale Contract. Guarantors absolutely and unconditionally further guarantee the full, prompt and faithful performance by Buyer of any and all terms, conditions and covenants required to be performed by the Buyer under the within instrument, or any other instrument or obligation evidencing or securing Buyer's responsibility to Seller under the within instrument. It is agreed that:

- (a) This is a continuing guaranty; and
- (b) This guaranty shall be binding upon the undersigned and the undersigned's heirs, executors and administrators; and
- (c) The undersigned expressly waives presentment, demand, protest or notice of any kind, and hereby consents to any extension of time of payment, performance, or renewal or modification of any instrument or obligation or indebtedness guaranteed; and
- (d) This guaranty includes, without limitation (1) the full, prompt and faithful payment of the amount of any damages or deficiencies suffered or incurred by Seller by reason of any default by Buyer in connection with any indebtedness or as provided in any instrument evidencing or securing such indebtedness resultant from the requirement of performance of the terms and conditions of the within Land Sale Contract, and (2) the full, prompt and faithful payment of all attorney's fees, costs and expenses reasonably incurred by Seller in the enforcement of this guaranty, and the terms and provisions of the within Land Sale Contract; and
- (e) No amendment, refinancing, extension or transfer of any instrument, obligation, or indebtedness guaranteed, or waiver of variation of any of the terms and conditions, or change in the time or the amount of payment due, will affect the liability of Guarantor under this guaranty; and
- (f) All rights of Seller shall inure to the benefit of Buyer's successors or assigns.

IN WITNESS WHEREOF the parties have caused this agreement  
to be executed this 10th day of November, 1987.

20836

**SELLER:**

Carl Richard Monett  
Carl Richard Monett

Mazie E. Monett  
Mazie E. Monett

**BUYER:**

Dora Casey  
Dora Casey

**GUARANTORS:**

Nolan South  
Nolan South

Wilma South  
Wilma South

STATE OF OREGON/County of Klamath ) ss.

PERSONALLY APPEARED BEFORE ME the above-named ~~Carl Richard Monett and Mazie E. Monett~~ Nolan South and Wilma South, and acknowledged the foregoing Land Sale Contract to be their voluntary act and deed.

DATED this 10th day of November, 1987.

Janice K. Lee  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 6-16-88

STATE OF OREGON/County of Klamath ) ss.

PERSONALLY APPEARED BEFORE ME the above-named Dora Casey, and acknowledged the foregoing Land Sale Contract to be her voluntary act and deed.

DATED this 10th day of November, 1987.

Janice K. Lee  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 6-16-88

STATE OF OREGON/County of ~~Klamath~~ Curry ) ss.

and Mazie E. Monett, ~~and Wilma South~~ PERSONALLY APPEARED BEFORE ME the above-named ~~Carl Richard Monett and Wilma South~~ Carl Richard Monett and Nolan South, and acknowledged the foregoing Land Sale Contract to be their voluntary act and deed.

DATED this 13th day of November, 1987.

Sherry A. Berg  
SHERY A. BERG  
NOTARY PUBLIC OREGON  
My Commission Expires 10-1-89

Sherry A. Berg  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 10-1-89

20837

**Grantor's Name and Address:**

Carl Richard Monett

Mazie E. Monett

P O Box 573

Port Orford OR 97465

**Grantee's Name and Address:**

Dora Casey

404 Torrey Street

Klamath Falls OR 97601

**After Recording, Return To:**

Neal G. Buchanan, Esq.

601 Main Street, Suite 215

Klamath Falls OR 97601

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

Dora Casey

404 Torrey Street

Klamath Falls OR 97601

STATE OF OREGON/ County of Klamath ) ss.

I certify that the within instrument was received for record  
on the 17th day of November, 1987, at 3:36 o'clock P.M.,  
and recorded in Book M87 on Page 20831 or as File/Reel  
number 81675, Record of Deeds of said County.

WITNESS my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer

BY: [Signature], Deputy

Fee: \$35.00