

CONTRACT—REAL ESTATE

Vol. 1187 Page 2140

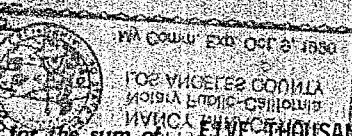
THIS CONTRACT, Made this 19th day of October 1987, between EARLA M. PATTON and JOAN L. PATTON who took title as Joan L. Patton

and DANA B. GAMBLE AND EVELYN M. GAMBLE, husband and wife hereinafter called the seller, and COMMISSIONER OF TAXES hereinafter called the buyer,

WITNESSETH: That in consideration of the mutual covenants and agreements herein contained, the seller agrees to sell unto the buyer and the buyer agrees to purchase from the seller all of the following described lands and premises situated in Klamath County, State of OREGON, to-wit:

S2-NE4-SE4-NW4, Sec. 16 T 28 R 8 EWM, Klamath County, Oregon

Subject to all encumbrances, restrictions, reservations and rights of way of record and those apparent upon the land.



for the sum of FIVE THOUSAND AND NO/100 Dollars (\$5,000.00) (hereinafter called the purchase price), on account of which one thousand and no/100 Dollars (\$1,000.00) is paid on the execution hereof (the receipt of which is hereby acknowledged by the seller) the buyer agrees to pay the remainder of said purchase price (to-wit: \$4,000.00) to the order of the seller in monthly payments of not less than ONE HUNDRED AND NO/100s Dollars (\$ 100.00) each, (or more, prepayment without penalty)

payable on the 18th day of each month hereafter beginning with the month of November 1987, and continuing until said purchase price is fully paid. All of said purchase price may be paid at any time; all deferred balances of said purchase price shall bear interest at the rate of 10 per cent per annum from October 18, 1987 until paid, interest to be paid monthly and being included in the minimum monthly payments above required. Taxes on said premises for the current tax year shall be prorated between the parties hereto as of the date of this contract.

The buyer warrants to and covenants with the seller that the real property described in this contract is (A) primarily for buyer's personal, family, household or agricultural purposes, and that the buyer is a natural person; (B) for business or commercial purposes other than agricultural purposes. The buyer shall be entitled to possession of said lands on October 18, 1987, and may retain such possession so long as he is not in default under the terms of this contract. The buyer agrees that at all times he will keep the buildings on said premises, now or hereafter erected in good condition and repair and will not suffer or permit any waste or strip thereof; that he will keep said premises free from mechanical and all other liens and claims; that he will pay all taxes hereafter levied against said property, as well as all water rents, public charges and municipal liens which hereafter lawfully may be imposed upon said premises, all promptly before the same or any part thereof become past due; that at buyer's expense, he will insure and keep insured all buildings now or hereafter erected on said premises against loss or damage by fire (with extended coverage) in an amount not less than \$100,000 in a company or companies satisfactory to the seller, with loss payable first to the seller and then to the buyer as their respective interests may appear and all policies of insurance to be delivered to the seller as soon as insured. Now if the buyer shall fail to pay any such liens, costs, water rents, taxes, or charges or to procure and pay for such insurance, the seller may do so and any payment so made shall be added to and become a part of the debt secured by this contract and shall bear interest at the rate aforesaid, without waiver, however, of any right arising to the seller for buyer's breach of contract.

The seller agrees that at his expense and within N/A days from the date hereof, he will furnish unto buyer a title insurance policy insuring (in an amount equal to said purchase price) marketable title in and to said premises in the seller on or subsequent to the date of this agreement, says and except the usual printed exceptions and the building and other restrictions and easements now of record, if any. Seller also agrees that when premises in fee simple unto the buyer, his heirs and assigns, free and clear of encumbrances as of the date hereof and free and clear of all encumbrances since said date placed, permitted or arising by, through or under seller, excepting, however, the said easements and restrictions and the taxes, municipal liens, water rents and public charges so assumed by the buyer and further excepting all liens and encumbrances created by the buyer or his assigns.

IMPORTANT NOTICE: Delete by lining out, whichever phrase and which warranty (A) or (B) is not applicable. If warranty (A) is applicable and if the seller is a resident of this state, the word "seller" in the Truth-in-Lending Act and Regulation Z, the seller MUST comply with the Act and Regulation by making required disclosures, Stevens-Ness Form No. 1308 or similar unless the contract will become a first lien to finance the purchase of a dwelling in which event use Stevens-Ness Form No. 1309 or similar.

EARLA M. PATTON & JOAN L. PATTON
P.O. BOX 554
KLAMATH FALLS, OREGON 97601

STATE OF OREGON,
County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____
Record of Deeds of said county.
Witness my hand and seal of _____ County affixed.

Recording Officer
By _____ Deputy

SELLER'S NAME AND ADDRESS
Dana & Evelyn Gamble
231 Cunningham
Vallejo, CA 94590

BUYER'S NAME AND ADDRESS
After recording return to:
K&C Collections
231 Cunningham
Vallejo, CA 94590

NAME, ADDRESS, ZIP
Dana & Evelyn Gamble
231 Cunningham
Vallejo, CA 94590

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 30 days of the time limited therefor, or fail to keep any agreement herein contained, then the seller at his option shall have the following rights: (1) to declare this contract null and void; (2) to declare the whole unpaid principal balance of said purchase price with the interest thereon at once due and payable; (3) to withdraw said deed and other documents from escrow and/or (4) to foreclose this contract by suit in equity, 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 terminate and the right to the possession of the premises above described and all other rights acquired by the buyer hereunder shall revert to and remain in said seller without any act of re-entry or any other act of said seller to be performed and without any right of the buyer of return, reclamation or compensation 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. And the said seller, in case of such default, shall have the right immediately, or at any time thereafter, to enter upon the land aforesaid, without any process of law, and take immediate possession thereof, together with all the improvements and appurtenances thereon or thereto belonging.

The buyer further agrees that failure by the seller at any time to require performance by the buyer of any provision hereof shall in no way affect his right hereunder to enforce the same, nor shall any waiver by said 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.

THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 5,000.00

In case suit or action is instituted to foreclose this contract or to enforce any provision hereof, the losing party in said suit or action agrees to pay such sum as the trial court may adjudge reasonable as attorney's fees to be allowed the prevailing party in said suit or action and if an appeal is taken from any judgment or decree of such trial court, the losing party further promises to pay such sum as the appellate court shall adjudge reasonable as the prevailing party's attorney's fees on such appeal.

In construing this contract, it is understood that the seller or the buyer may be more than one person or a corporation; that if the context so requires, the singular pronoun shall be taken to mean and include the plural, the masculine, the feminine and the neuter, and that generally all grammatical changes shall be assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

This agreement shall bind and inure to the benefit of, as the circumstances may require, not only the immediate parties hereto but their respective heirs, executors, administrators, personal representatives, successors in interest and assigns as well.

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.

NOTE—The sentence between the symbols (), if not applicable, should be deleted. See ORS 92.030.

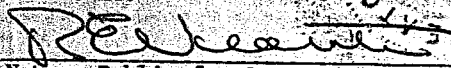
STATE OF ~~OREGON~~ CALIFORNIA)
County of ~~CLATSOP~~ LOS ANGELES) ss.

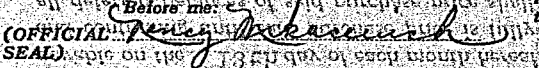
State of Oregon) November 27, 1987
County of Klamath) ss.

On October 26, 1987, before me,
the undersigned notary public,
Personally appeared the above named

Personally appeared the above named
Earla M. Patton and acknowledged
the foregoing instrument to be her
voluntary act.

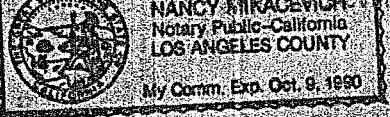
JOAN L. PATTON, proved to me on the basis
of satisfactory evidence to be the person
who ~~acknowledged the foregoing instru-~~
ment to be ~~her~~ voluntary act and deed.

Before me:

Notary Public for Oregon
My Commission expires 4-6-89

Before me:

(OFFICIAL SEAL) Notary Public for ~~OREGON~~ California
My Commission expires ~~(01-10-86)~~

ORS 92.035 (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 conveyer of the title to be conveyed. Such instruments, or a memorandum thereof, shall be recorded by the conveyer not later than 15 days after the instrument is executed and the parties are bound thereby.

(ORS 92.030 (3) Violation of ORS 92.035 is punishable, upon conviction, by a fine of not more than \$100.

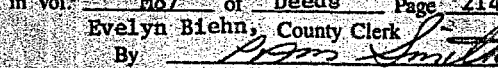


State of California)
County of Solano) ss.
On November 16, 1987, before me
the undersigned notary public
personally appeared Evelyn M. Gamble
and Dana B. Gamble proved to me on
the basis of satisfactory evidence to be the
persons who acknowledged the foregoing
instrument to be his and her voluntary act and deed.

STATE OF OREGON,)
County of Klamath) ss.
Filed for record at request of:

Before me:

(Official Seal) R.A. White
LEGAL, JAGG, USN
Legal Assistance Attorney
My commission expires: Indefinite
Authority: 10 U.S.C. Sec. 936

Klamath County Title Company
on this 27th day of Nov. A.D. 19 87
at 1:38 o'clock P. M. and duly recorded
in Vol. M87 of Deeds Page 2140
Evelyn Biehn, County Clerk
By  Deputy.

Fee, \$10.00