

LAND SALE CONTRACT

THIS CONTRACT, made and entered into this 1st day of ~~November~~ ^{December}, 1987, by and between EARL W. NIDEVER and ELEANOR I. NIDEVER, husband and wife, hereinafter called Seller, and DONALD RAY QUALLS and MARILYN EMAGENE QUALLS, husband and wife, hereinafter called Buyer (it being understood that the singular shall include the plural if there are two or more sellers and/or buyers).

WITNESSETH:

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 the following described real property situated in the County of Klamath, State of Oregon, to-wit:

PARCEL 1:

Commencing at a point on the South line of Lot 4, Section 14, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and which lies West a distance of 104.3 feet from the Southeast corner of said Lot 4, extending thence West along the South line of said Lot 4 a distance of 104.3 feet; thence North at right angles a distance of 208.6 feet; thence East and parallel to the said South line of said Lot 4, a distance of 104.3 feet; thence South a distance of 208.6 feet, more or less, to the point of beginning.

PARCEL 2:

The North half of the following described real property:

Commencing at a point on the South line of Lot 4, Section 14, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, which point is a distance of 208.6 feet West from the Southeast corner of said Lot 4; thence West along the South line of said Lot 4 a distance of 208.6 feet; thence North at right angles a distance of 208.6 feet; thence East and parallel to said South line of said Lot 4 a distance of 208.6 feet; thence South a distance of 208.6 feet, more or less, to the point of beginning.

The above described property being in Section 14, Township 41 South, Range 10 East of the Willamette Meridian.

PARCEL 3:

The South half of the following described property: A portion of Lot 4, Section 14, Township 41 South, Range 10 EWM, described as follows:

Beginning at a point on the south line of said Lot 4, Section 14, which lies west 208.6' from the southeast corner of said lot, thence west on the south side of said lot 208.6', thence north at right angles 208.6', thence east and parallel to said south line of said Lot 4, 208.6', thence south 208.6', more or less, to the point of beginning.

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

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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 boundaries of roads or highways.

TOGETHER WITH a certain 1973 Champion Mobile Home bearing Oregon License No. X87474, Vehicle Identification Number 243263S1505, and Oregon Title Number 8526670916.

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:** It is agreed that buyer will keep any building or improvements now on or hereafter placed on said 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 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 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. When, and if, Buyer shall have paid the balance of the purchase price in accordance with the terms and conditions of this contract, Seller shall deliver said document to Buyer;

7. **Tax Payment Procedures:** Until a change is requested, all tax statements shall be sent to the address designated by Buyer. 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 of the said tax statement by Klamath County.

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, 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, with no express, implied or other warranties by Seller;

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. In the event the within-described property, or any part thereof, or any interest in this Agreement, the rights of Buyer thereunder, or any part thereof, or any interest therein is sold, agreed to be sold, conveyed, assigned or alienated by the Buyer without first having obtained the written consent or approval of Seller, then, at the Seller's option, all obligations secured by this Agreement, irrespective of the maturity dates expressed herein, shall become immediately due and payable.

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 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;

15. **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;

16. **Purchase Price and Payments:** The purchase price for the interest conveyed is the sum of THIRTY-FOUR THOUSAND AND NO/100THS DOLLARS (\$34,000.00), payable as follows:

(a) Buyer shall pay an initial payment in the sum of FOUR HUNDRED AND NO/100THS DOLLARS (\$400.00); and

(b) The remainder of the purchase price in the amount of THIRTY-THREE THOUSAND SIX HUNDRED AND NO/100THS DOLLARS (\$33,600.00) shall be payable in monthly installments of THREE HUNDRED AND NO/100THS DOLLARS (\$300.00), plus interest at the rate of six percent (6%) per annum on the unpaid

balance, the first of such payments shall be payable on the 1st day of January, 1988, with a further and like installment payable on the 1st day of each and every month thereafter, until the full amount of principal and interest shall have been paid in full.

17. **Inclusion of Private Property:** It is agreed between Buyer and Seller that the property conveyed by the within Land Sale Contract and Conditional Sale Contract includes a certain mobile home described hereinbefore, which said personal property item is attached to the real property improvements conveyed by the within instrument. Buyer and Seller agree that the said personal property shall be treated as attached to and an improvement on the real property conveyed hereby, to be conveyed to Buyer only upon completion of payments to be made pursuant to the within Land Sale Contract.

IN WITNESS WHEREOF, the parties have caused this agreement to be executed the day and year first hereinabove written.

SELLER:

Earl W. Nidever
Earl W. Nidever

Eleanor I. Nidever
Eleanor I. Nidever

BUYER:

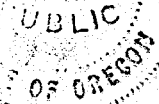
Donald Ray Qualls
Donald Ray Qualls

Marilyn Emogene Qualls
Marilyn Emogene Qualls

STATE OF OREGON/County of Klamath) ss.

PERSONALLY APPEARED BEFORE ME the above-named Earl W. Nidever and Eleanor I. Nidever, and acknowledged the foregoing Land Sale Contract to be their voluntary act and deed.

DATED this 1st day of December, 1987.



James H. Hall
NOTARY PUBLIC FOR OREGON

My Commission expires: 6-16-88

STATE OF OREGON/County of Klamath) ss.

PERSONALLY APPEARED BEFORE ME the above-named Donald Ray Qualls and Marilyn Emogene Qualls, and acknowledged the foregoing Land Sale Contract to be their voluntary act and deed.

DATED this 1st day of December, 1987.



James H. Hall
NOTARY PUBLIC FOR OREGON

My Commission expires: 6-16-88

GRANTORS' NAME AND ADDRESS:

Earl W. Nidever and
 Eleanor I. Nidever
 3415 Crest, Space #14
 Klamath Falls OR 97603

GRANTEE'S NAME AND ADDRESS:

Donald Ray Qualls and
 Marilyn Emagene Qualls
P.O. Box 182
Merrill OR 97633

AFTER RECORDING, RETURN TO:

Earl W. Nidever and
 Eleanor I. Nidever
 3415 Crest, Space #14
 Klamath Falls OR 97603

UNTIL A CHANGE IS REQUESTED,
 TAX STATEMENTS SHOULD BE
SENT TO:

Donald Ray Qualls and
 Marilyn Emagene Qualls
P.O. Box 182
Merrill OR 97633

STATE OF OREGON/County of Klamath) ss.

I CERTIFY that the within instrument was received for record
 on the 9th day of December, 1987, at 12:09 o'clock
P.M., and recorded in Book M87 on Page 22077
 or as File/Reel number 82367, Records of Deeds of said
 County.

WITNESS MY HAND AND SEAL OF COUNTY AFFIXED.

EVELYN BIEHN, Klamath County Clerk

Evelyn Biehn
 Recording Officer

Fee: \$30.00