

1-1-74

CONTRACT—REAL ESTATE

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THIS CONTRACT, Made this 15th day of March, 1988, between
Ivan George Brown and Mary Lou Brown (Joint Tenants),
 hereinafter called the seller,
 and Charles W. Becker, (all parties are residents of Klamath County, Oregon),
 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 de-
 scribed lands and premises situated in Klamath County, State of Oregon, to-wit:

Beginning at an iron pipe, which is South 89°14'06" East 797.89 feet along
 the South 1/16 line of Section 30 and South 39°40'821.34 feet along the
 Easterly line of the Main Street extension of the Crescent Townsite from
 the Southwest 1/16 corner of Section 30, Township 24 South, Range 9 East
 of the Willamette Meridian (this corner is marked with a Forest Service
 monument set in concret); thence South 50°20' East 350 feet; thence South
 39°40' West 93.06 feet; thence North 50°20' West 350 feet; thence North
 39°40' East 93.06 feet, more or less, to the point of beginning; the above
 described parcel of land is in the SE 1/4 of the SW 1/4 of Section 30,
 Township 24 South, Range 9, East of the Willamette Meridian, Klamath
 County, Oregon. Also including the mobile home situated on said property.
 Description of said mobile home; 1976, Guerdon, 'Northwestern',
 serial number 5559.

for the sum of Thirty Thousand Dollars (\$30,273.00)
 (hereinafter called the purchase price), on account of which Two Hundred Seventy-Three
 Dollars (\$273.00) 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: \$30,000.00) to the order
 of the seller in monthly payments of not less than Two Hundred Seventy
 Dollars (\$270.00) each,

payable on the 20th day of each month hereafter beginning with the month of April, 1988,
 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
March 20, 1988 until paid, interest to be paid Monthly and * (in addition to
 the minimum monthly payments above required. Taxes on said premises for the current tax year shall be pro-
 rated 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

(B) for an organization or (even if buyer is a natural person) is for business or commercial purposes other than agricultural purposes.

*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 creditor, on each word is defined in the Truth-in-Lending Act and Regulation Z, the seller MUST comply with the Act and Regulation by making required disclosures;
 for this purpose, use Stevens-Nease 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-Nease Form No. 1307 or similar.

Ivan G. and Mary Lou Brown
P.O. Box 71
Crescent, Oregon 97733
 SELLER'S NAME AND ADDRESS

Charles W. Becker
P.O. Box 122
Crescent, Oregon 97733
 BUYER'S NAME AND ADDRESS

After recording return to:

Charles W. Becker
P.O. Box 122
Crescent, Oregon 97733
 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Charles W. Becker
P.O. Box 122
Crescent, Oregon 97733
 NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ } ss.

I certify that the within instru-
 ment 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.

By _____ Recording Officer
 Deputy

SPACE RESERVED
 FOR
 RECORDER'S USE

CLERK OF DISTRICT COURT

BOX 151

COVINGTON, MISSISSIPPI

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Deputy

RECORDING OFFICE

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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 directors.

James George Brown
Mary Lou Brown

Charles W. Bueh

NOTE—The sentence between the symbols (), if not applicable, should be deleted. See ORS 93.030.

STATE OF OREGON,

County of Klamath } ss.
March 15, 1988

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____.

Personally appeared _____ 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 secretary of _____

Personally appeared the above named

James George Brown & Mary Lou Brown & Charles

W. Bueh and acknowledged the foregoing instrument to be their voluntary act and deed.

_____, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf 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:

(OFFICIAL SEAL)

James George Brown & Mary Lou Brown & Charles W. Bueh

Notary Public for Oregon
My commission expires 6-5-90

Notary Public for Oregon
My commission expires: _____

(DESCRIPTION CONTINUED)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 16th day
of March A.D., 19 88 at 8:32 o'clock A M., and duly recorded in Vol. M88
of _____ Deeds on Page 3673

FEE \$10.00

Evelyn Biehn, County Clerk
By *Pam Smith*

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