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4191 And is in understand 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 organized, 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 seller a half have the holdward rights. option shall have the kolowing rights: (1) To declare this contract cancelled for delault and null and void, and to declare the purchaser's rights forfeited and the debt extinguished, and to retain means previously paid however by the huyers? (1) To device the contract by and principal balance of said purchase price with the interest thereon at once due and payable; and/or (3) To device this contract by and interest created or then existing in favor of the buyer as against the seller hereunder shall uterly cases and the right re-entry, or any of such cases, all rights and interest created or then existing in favor of the buyer as against the seller hereunder shall uterly cases and the right re-entry, or any other ext of and sailer to be performed and without any right of the buyer to teturn, reclaration for monys paid on account of re-entry, or any other ext of and sailer to be performed and without any right of the buyer to teturn, reclaration for compensation for monys paid on account of re-entry, or any other ext of and sailer to be performed by and belong to said such payments had never been made; and in case of such desult all pay-process of law, and the said seller, there desult, that have the right immediately, or at any time thereafter, to enter upon the land processing without any time to independent on thereot belonging. The humen hather advant that independent there without any times to recommendent the appreciation to thereot belonging. The buyer hather agrees that failure by the police al any time to require performance by the buyer of any provision hereof shall any univer by said solier of any prevision hereof be held to be a waiver of any succeeding breach of any provision hereof be held to be a waiver of any succeeding breach of Buyer to furnish fire insurance Property taxes on said property to be paid annually and proof of payment to seller. Property not to be sold or transferred without sellers being notified. Payments to be due on the 25th & considered delinquent 10 days from date includes the property of value from or provised which is the whole consideration (indicate which). In case suit or action is instituted to be account of to enforce any provision hereol, the lowing party in said suit or action affrees to pay such as the triad document may adjudge reasonable as attorney's leve to be allowed the prevailing party in said suit or action affrees to pay such mark or discret of the triad court, the bound party interfer promises to pay such sum as the appellate court shall adjudge reasonable as the prevailing party in said suit or action and it an appeal is taken from any may is less on such appeal. errors is less on such appeal. In constraint this constraint, it is undersmood that the acter or the buyer may be more than one person or a corporation; that if the context so requires, the user provisions shall be ablen to sman and include the plural and the neuter, and that generally all grammatical changes shall be made, assumed and implied to This aprovisions there is a base to sman and include the plural and to individuals. This appearance that bind and impress to the benefit of, as the circumstances may require, not only the immediate parties hereto but their respective heirs, uters, administrators, personal representatives, successors in indirest and assigns as well. 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 attixed hereto by its officers duly authorized thereunto by order of its board of directors. mary Finton THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-SCRIBED 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. (If ensured by a corporation, affix ourporate secili (if the signer of the above is a co-peration, see the form of actmentedgement opposite.) STATE OF OREGON, Country of Klamath STATE OF OREGON.) 55. County of ... in an and in the second This instrument was acknowledged before me on This instrument was acknowledged before me on 125 .19 88 by 19 . Mary Finton A state of the second of RALJ And To Letter day Public for Oregon يديوند مؤاذينات A CONTRACTOR AND ADDRESS AND ADDRESS ADDRE Notary Public for Oregon (SEAL) St. My tommission expires: April 1, 1988 My commission expires: (SEAL) QRS \$1414 (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 actual and the parties are bound, shall be acknowledged, in the manner provided for acknowledgment of deeds, by the conveyor of the title to be con-actual instruments or a memoriadum thereof, shall be recerded by the conveyor not later than 15 days after the instrument is executed and the par-tice bound thereby. "ORS \$1.914(1) Violation of ORS \$1.635 is punishable, upon conviction, by a fine of not more than \$100. (DESCRIPTION CONTINUED) STATE OF OREGON: COUNTY OF KLAMATH: ss. Filed for record at request of _ Mary C. Finton A.D., 19 88 at 12:27 o'clock P M., and duly recorded in Vol. 25th of March _ day M88 of Deeds _ on Page _ 4190 Evelyn Biehn, County Clock By ______ FEE \$10.00 1 Cert. Copy \$1.00 and .50c And an and good a charging

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