° ^a 85	5752	CONTRA	CT-REAL ESTATE		~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
THIS CO	NTRACT, Made	this 1st	.day ofDecemb	er	, 19.87, betwe
-Donald E. K	noles and M.	Lorraine Knoles			
andBrent	Budden and Jo	Ann. Budden	• • • • • • • • • • • • • • • • • • •	, пе	reinafter called the sel
UITNEC	CTT17. TL-4				einafter called the buy
agrees to sell un	ito the buyer and	the buyer agrees to	purchase from the	seller all of the	rein contained, the sel following described lar , to-w
Block 18 Se		to Railroad			
the aforesa	id parties da	ted 1, December	1985	rease-option a	greement between
			an a		
hereinafter calle hereof, the receip	d the purchase p of whereof hereby	rice, of which \$8,	,530 the seller; the buye	has been paid at a reprint the state of the second se	ars (\$79,825,00 the time of the executi balance of said purch.
\$2,000.00 a	n March 15th,	1988			
\$650.00 per A balloon p	sonth beginn ayrent of \$20	ing 1-1-88 to er 00.00 payable or alance to be pai	nd of contract 1 12-1-88 and e	ach December 1	for 8 years
	The total D	alance to be pai	ld in full	n an	andari ang kanang k Kanang kanang
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		A CARLES	er en stad i stades		
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above required. Taxes	i analisi shi an uni	il paid; interest to be paid	nonthly	and * } being include	the minimum regular payn
The house was	en said premises for the	il paid; interest to be paid current fiscal year shall be p with the collect that the real o	Bonthly prorated between the parties	and * } being include s hereto as of12-1	the minimum regular payn
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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 required, or any of them, partially within 20 days of the time limited therefor, or fail to keep any agreement herein contained, then the seller at seller's what have the balance this contained rights

required, or any of theme, punchastly within 20 days of the time limited therefor, or fail to keep any agreement herein contained, then the seller at seller's while here the following right: (1) To declare this contract cancelled for default and null and void, and to declare the purchaser's rights forfeited and the debt extinguished, and to retain summe previously used hereings by the buyer, (1) To declare the whole unpaid principal balance of said purchase price with the interest thereon at once due and payable; and/or (2) To declare the whole unpaid principal balance of said purchase price with the interest thereon at once due and payable; and/or (3) To declare the whole unpaid principal balance of said purchase price with the buyer as against the seller hereunder shall utterly cease and the right active the whole unpaid principal balance of said purchase price with the buyer as against the seller hereunder shall utterly cease and the right of any of such case. All rights and interest created or then estimal in favor of the buyer as against the seller hereunder shall nor moneys paid on account of paysmasion of the premises above to be performed and without with the contract and such payments had reasonable rent of said all cortained and without any act of the said property as abandwindy, taily and priectly as if this contract and such payments had near been mode; and in case of such delault all pay with searcher made on this contract are to be retained by and belong to said seller as the agrine thereafter, to reture upon the land aforesaid, without any thereafter emede on this contract are ball, that have the right all payments and appurtenances thereon or thereto belonging. The bayes harther agrees that failure by the seller at any time to require performance by the buyer of any provision hereof shall in no way allect seller's to draw the said seller, we case of ball there at any time to require performance by the buyer of any provision hereof shall in no way allect seller's to draw. to the

tot law, and take invariants possession thereof, together with all the improvements and appurtenances thereon or thereto belonging. The buyer hather agrees that failure by the seller at any time to require performance by the buyer of any provision hereof shall in no way affect seller's because 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 the provision, or as a waiver of the provision itsell. the p

entry and the first the country of the AND REAL SHOULD The trian court the trial court, the lowing party turther promises to pay such sum as the appendet court and analysis, that if the context so requires, the trial court, the lowing party turther promises to pay such sum as the appendet court and the context so requires, the order and the context and the buyer may be more than one person or a corporation; that if the context so requires, the context is is underscool that the seller or the buyer may be more than one person or a corporation; that if the context so requires, the context is a underscool that the plural and the neuter, and that generally all grammatical changes shall be made, assumed and implied to the provisions shall be taken to make and include the plural and the neuter, and that generally all grammatical changes shall be made, assumed and implied to individuals. This provisions have a apply equally the corporations in interest and assigns as well. This apprexement shall be indemined remaining the successors in interest 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 affixed hereto by its officers duly authorized thereunto by order of its board of directors. 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 OF ACCEPTING THIS INSTRUMENT: THE PERSON ACCHMENG FEE TITLE TO THE PROPERTY SHOLLD' CRECK WITH THE APPROPRIATE CITY OR. COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES. raim Color - 2010 - 20 2000 00147.004 · SUTTER: Comply with ITE 93.905 of sof prior to exercising this monady. NOTE-The contence between the symbols (), if not applicable, should be deleted. 5 ANS 93.030. 0 - E Budde lif executed by a corporation, affle corporate seals (If the signer of the abave is a corporation. we the form of attractingment opposite.) STATE OF OREGON. ss.

) ss. STATE OF OREGON. This instrument was acknowledged before me on County of ATT of KLAMATH This instrumers as schow indeed before me on IARCH-29-1888, 5+ DOMALA ́јў , by <u>----</u> KNOLES + M. LORRAINE KNOLES of . E0771_--Notary Public for Oregon Notary Public for Oregon Traires: 6-21-88 _ 12 My somethissies spires: 6-21-88 (SEAL) Notary Public for Oregon My commission expires: Constant of the first second aball be acknowledged, in the manner provided for acknowledgment of decis, by the conveyor of the title to be con-tracting by four parties are beend, aball be acknowledged, in the manner provided for acknowledgment of decis, by the conveyor of the title to be con-tracting by four parties are beend, aball be acknowledged by the conveyor not later than 15 days after the instrument is executed and the par-ter and built in the manner provided by the conveyor not later than 15 days after the instrument is executed and the par-ter and built instrument. d Sundy bifures, a task off a memorandum thereof, shall be recorded by the conveyor not later than 15 days after the instrument is executed a ner hunded thereof, Outs an Solid Federation of (DRS 51.535 is punishable, upon conviction, by & fine of not more than \$100.9977. TOIL O LOUID Outs an Solid Federation of (DRS 51.535 is punishable, upon conviction, by & fine of not more than \$100.9977. TOIL O LOUID DESCRIPTION CONTINUED Contra and that the a a se a transmissione de la company de l and the second of said purchase n is for the state of the state 759.625+06 a series and the series of the STATE OF OREGON: COUNTY OF KLAMATH: SS. day 30th P_M., and duly recorded in Vol. ____M88 the . Klamath County Title Company A.D., 19 88 at 1:47 o'clock Filed for record at request of _

Evelyn Biehn, County Clerk of March of FEE \$10.00 (0-443) izies in set des l'élétiques l'alleries l'andres l'an die set d'alleries de l'alleries d a Frageri 791. Tha 'n comulerning of th<u>u</u>nideal concentre and agricultate music conditied. He stigt nervourneer collect the suffer , Bring in Classand Court Inclass and 1. 12 Determine ್ರೇಚಾನ್ ಎಂ. ಎಂದರ್ ಆದರೆ ೧. ನೀಡಿದರ್ಶನ ವಿದೇಶಗಳು the states of th . 4.30 ন্বন্তব

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