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		ntv-severlay of	September	01. <u>19.188</u> , 1988, betweel
	방법 영향 영양			, hereinafter called the seller
andKeith	and Scarlet Mason			, hereinafter called the buyer
agrees to sell un	to the buyer and the buyer	ion of the mutual or agrees to purchas	covenants and e from the se	agreements herein contained, the selle. Iler all of the following described land e of
of the	tion of the tNE1/4SE $\frac{1}{4}$ Willamette Meridian cularly described as	, in the Count	36, Townshi y of Klamat	p 23 South, Range 10 East h, State of Oregon, more
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And it is understood and agreed between shid 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 withing days of the time limited therefor, or lail to keep any agreement herein contained, then the seller at his option shall have the following riskits: (1) to declare this contract null and void, (2) to declare the whole unpaid principal balance of said purchase price with the inferest 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 quity, and in any of such case, all rights and interest created or them existing in laror of the buyer a scalarst the seller hereunder shall reterive shall ever to and revest in said termine and the right to the possession of the premises above described and all other rights acquired by the buyer hereunder shall revert to and revert in said of the discuster the contract of reterive, realmation or compensation for moneys paid on account of the purchase of said property as absolutely, lully and perfectly as if this contract and such payments had never been made; and in side solut declare the delaw. Addit delawil, shall have the right immediately, or at any time therealter, to enter upon or the land apputentances thereon or thereto belonging. belonding. The buyer lurther adrees that failure by the seller at any time to require performance by the buyer of any provision hereol 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 hereol be held to be a waiver of any succeeding breach of any such provision, or as a waiver of the provision itsell. 5956 ા, બનાર ગોલનું વિચ્ચનું જ filler respiration restant for . 1.08 then and the comparison of the NUMES AND A STATE THE PARTY AND A STATE How is a set in the set of pertificant Schulpp Balou The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 22,500.50 (Dowever, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).(D) In case suit or action is instituted to foreclose this contract or to enflore any provision hereol, the losing party in said suit or action agrees to pay such sum as the trial court may adjudge reasonable as alforney's lees to be allowed the prevailing party in said suit or action adrees to pay such 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 altorney's lees 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 limine and the neuter, and that generally all grammatical changes shall be made, assumed and implicit on shore 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 here, security, and shore parsonal 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 alfixed hereto by its officers duly authorized thereunto by order of its board of directors. Property sold as is THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT, A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES: Asth 101 81 orènce NOTE—The sentence between the symbols (), if not applicable, should be deleted. See ORS 93.030]. train in partice is a contract of the international contract of the international sector of the international sect STATE OF OREGON, Sounty of Alexandres Zantast Personally appeared ..... and e enver Personally appeared the above named. TOVINAS issued familition of some processes president and that the latter is the and catknowledged the loregoing instrusecretary of , a corporation. and that the seal atlixed to the foregoing instrument is the corporation, and that the seal atlixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in be-hall 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: ment to be voluntary act and deed. NOTA is a compared with the seal affixed to obtail corporation and the halt of said corporation by them acknowledged said i Before me: SEAD BLC. Notary Public for Oregon 1/3/92 Notary Public for Oregon My commission expires 56.0.0.11 (SEAL) ORS: 93.635 (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 cuted 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-Such instruments, or a memorandum thereof, shall be recorded by the conveyor not later than 15 days after the instrument is executed and the par-re bound thereby. ORS 93.990(3) Violation of ORS \$3.635 is punishable, upon conviction, by a fine of not more than \$100 (DESCRIPTION CONTINUED) Included in structure is a 1963 Nasu Mobile Home. This is part of the structure on solid foundation, as part of said structure. seller will furnish clear title o at the completion of thes contract along with title insurance of said property. Also includedinside structure is an airtight woodheater, a brown gas range, a brown refrigerator, and a 250 gallon butane tank. Seller will be responsible for property taxes up until buyer takes possession. In the future, no heir to sellers' estate will be able to change any terms of this, contract. -eace of or the residence of a contract through a support of the part of the second of the contract the second of the contract STATE OF OREGON: COUNTY OF KLAMATH: ss. 28th Burton Wood the \_ day Filed for record at request of . o'clock \_\_\_\_\_ M., and duly recorded in Vol. \_\_\_\_M88 \_ A.D., 19 88 \_\_\_\_ at \_10:18 of Sept. on Page \_\_\_\_ Deeds 16147 of Evelyn Biehn County Clerk By Dauline mullenoloic FEE \$13.00 STREE-STREETS

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3,00