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	Lot 17 in Block 6 of Wagon Trail Acreages Number One, Second Addition, a ccording to the offical plat thereof on file in the office of the County Clerk of Klamath County, Oregon, with building currently on said lot, including content								
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And it is understood and agreed between suid 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, punctually within 20 days of the time limited therefor, or fail to keep any agreement herein contained, then the seller at seller's above option a required, or any of them, punctually within 20 days of the time limited therefor, or fail to keep any agreement herein contained, then the seller at seller's shall have the following rights:
(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 sums previously paid hereunder by the kuyer's to declare the whole unpaid principal balance alsaid purchase price with the interest thereon a port of the debt extinguished, and to retain (3) To foreclose this contract by suit in equity. Will there are a start in favor of the buyer as against the seller hereunder shall utterly cease and the rights accuired by the buyer of the buyer as against the seller hereunder shall utterly cease and the rights accuired by the buyer of return, reclamation or compensation for money as absolutely. Will and perform and below of the suit part of the solid promises and reset in asid seller without any act of the solid solid promises of such deal without any right of the buyer of return, reclamation or compensation for money as absolutely, tail and perform and below it as a buch pay the solid return, reclamation or compensation for money as the of a buch default and below it as all by contract as the agreed and reasonable rent of said promises up to be the real by and below it is a side seller to be the real by a blank if it is meneinted with a blank of the solid return, reclamation or compensation for money as absolutely. It and perform and below it is a side seller as the agreed and reasonable rent of said promises up to be the tight is avaid seller with all and reasonable rent of said promises up to the time of such default and below it. Said seller as the agreed and reasonable rent of said promises up to the time and aloresaid, without any time to require performance by the buyer of any provision hereol shell in mo way affect seller's or the solid promise of the interese such shells. to the re-entr the pu ments delault tes of law, and take infinediate possession (Lerco., together with all the improvements and appurtenances thereon or thereto belonging. The buyer lurther agrees that lailure by the teller at any time to require performance by the buyer of any provision hereof shall in no way affect seller's thereunder to enforce the same, nor shall any wriver by said seller of any breach of any provision hereof be held to be a waiver of any succeeding breach of such provision, or as a waiver of the provision itself. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 4000.00 ... (I However, the actual consideration consists of or includes other property or value given or promised which is part of the In case suit or action is instituted to lore lose this contract of to that consideration (indicate which). (I) year and the trial court may adjudge reasonable as attorney's less to be cloved the prevision hereot, the losing party in said suit or action agrees to pay such it torney's less on such appeal. In constraints this contract, it is understand that the utility of a such as the appellate court shall adjudge reasonable as the prevailing party's In construint, 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 infuter pronoun shall be taken to mean and include the plural and the neuter, and that generally all grammatical changes shall be made, assumed and implied to make the provisions hereod 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 heirs, accessors 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 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 INSTRUITENT. THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES. R. Have aller W. (nette M. • BUYER: Comply with ORS 93.905 at sag prior to exercising this remedy. NOTE—The sentence between the symbols ①, if not opplicable, should be deleted. See ORS 93.030. (If executed by a corporation; affix corporate seal) (If the signer of the above is a corporation, use the form of acknowledgment opposite.) STATE OF OREGON, STATE OFXOREARN, Virginia City Guar of Virginia Beach) } \$55. County of Lane)) ss. This instrument was acknowledged before me on Spril 17, 1989, by History R Plance and Jeny R. Sherree This instrument was acknowledged before me on April 2: 1987, by Michael W. Clausen and Ibretin M. « Clauser ot (SEAL) Notary Public I'r Oregon and the second sec Netar Public toroxxxx Virginia My commissibrie koires: 1/26/93 ÷., My commission expires: 9/8/89 ORS 93.335 (17) All instruments contracting to ionvey fee title to any real property, at a time more than 12 months from the date that the instrument executed 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-is are bound thereby. veyed. ties are (DESCRIPTION CONTINUED) STATE OF OREGON: COUNTY OF KLAMATH: SS. Filed for record at request of _ of ______April_____A.D., 19 89 at 2:12 _____ o'clock ____P.M., and duly recorded in Vol. _____M89 __ dav _ on Page ____7281__ Evelyn Biehn County Clerk FEE \$13.00 By Danline Muelendare · marke $= \left\{ \frac{1}{2} \left\{ \frac{1}{2} \right\} : \left\{ C_{1} \left\{ \frac{1}{2} \right\} : \left\{ \frac{1}{2} \left\{ \frac{1}{2} \right\} \right\} : \left\{ \frac{1}{2} \left\{ \frac{1}{2} \left\{ \frac{1}{2} \right\} \right\} : \left\{ \frac{1}{2} \left\{ \frac{1}{2} \left\{ \frac{1}{2} \right\} \right\} : \left\{ \frac{1}{2} \left\{ \frac{1}{2} \left\{ \frac{1}{2} \right\} \right\} : \left\{ \frac{1}{2} \left\{ \frac{1}{2} \left\{ \frac{1}{2} \left\{ \frac{1}{2} \right\} \right\} \right\} : \left\{ \frac{1}{2} \left$ Marto Mr. Britan Carter 1.1 5.575

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