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Clyde_dubles	THIS CONT	RACT, Made this	da	y 01		, hereinafter ca	alled the seller,	
House and Lots located of Potter St. between Nain 33: and 4th St. iots are number 1, 2, 3, 4, 5, 21, 22, 23 and 24. Eloci: number 21 in Gressent, Oregon. Taxes are currently paid to November of 1989 Taxes are currently paid to November of 1989 Total are spin and the excellation hered (the receipt of which is precise acknowledge) to the order of solely in the order of the spin and the excellation hered (the receipt of which is long and on the excellation hered (the receipt of which is long and on the excellation hered (the receipt of which is long and a spin and the excellation hered (the receipt of which is long and on the excellation hered (the receipt of which is long and a spin and the excellation hered (the receipt of which is long and a spin and the excellation hered (the receipt of which is long and a spin and the excellation hered (the receipt of which is long and a spin and the excellation hered (the receipt of which is long and a spin and the area of long and a spin and the excellation hered (the receipt of which is long and is any time; all descent and a spin and the spin and the paid is and purchas price (the spin and the spi		len Clark a TH: That in cons the buyer and the	nd Ellen J. ideration of the m buyer agrees to p Klamath	Clark utual covenan urchase from Count	its and agreeme the seller all o y, State of	, hereinafter ca nts herein cor:ta t the following regon	lled the buyer, ined, the seller described lands , to-wit:	
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And it is understood and agreed Letween said 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 within 20 days of the time limited therefor, or fail to keep any agreement herein contained, then the seller at seller's option 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 buyer,⁹
(2) To declare the whole unpaid i rincipal balance of said purchase price with the interest thereon at once due and payable; and/or
(3) To loreclose this contract by suit in equity.

(3) To loreclose this contract by suit in equity. In any of such cases, all rights and interest created or then existing in favor of the buyer as against the seller hereunder shall utterly cease and the right of the possession of the premises above described and all other rights acquired by the buyer hereunder shall revert to and revest in said seller without any act of re-entry, or any other act of said seller to be performed and without any right of the buyer of return, reclamation or compensation for moneys paid on account of the purchase of said premises above described and all other rights acquired by the buyer of return, reclamation or compensation for moneys paid on account of the purchase of said premises to be performed and without any right of the buyer of return, reclamation or compensation for moneys paid on account of the purchase of said property as absolutely, thily and perfectly as it this contract and such payments had never been made; and in case of such default all payments therefolder made on this contract use to be retained by and belong to said seller as the afreed and reasonable rent of said premises up to the time of such default. And the said seller, in case of such default, shall have the right immediately, or at any time thereafter, to enter upon the land aloresaid, without any process of law, and take immediate possession of thereof, together with all the improvements and appurtenances thereon or thereof shall in no way allest applies.

The buyer further 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 hereunder to enforce the same, nor shall uny waiver by said seller of any breach of any provision hereof be held to be a waiver of the provision itsell. right he any suc

attorney's frees on such appeal. In construing this contract, it is uncersteed 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 at d include the planal and the neuter, and that generally all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals. This agreement shall bind and inue to the benefit of, as the circumstances may require, not only the immediate parties hereto but their respective heirs, executors, administrators, presonal representatives, successors in interest and assigns as well.

IN WITNESS WHEREOF, said parties have executed this instrument in duplicate; if either of the under-

signed 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 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. BUYER: Comply with ORS 93.905 at seq prior to exercising this remedy.
NOTE—The sentence between the symbols (), if not applicable, 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 OF OREGON. County of Alassall SS. <u>....</u> County of This instrument was acknowledged before me on This instrument was acknowledged before me on by Eng. Chart oł Notary Pupilic tor Oregon SE BUC Notary Public for Oregon 11 (SEAL) Ny commission expires: 10-34-92 (SEAL) My commission expires: 0 **~** DRS 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 is 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-veyed. Such instruments, or a memorandim thereof, shall be recorded by the conveyor not later than 15 days after the instrument is executed and the par-ties are bound. Where there is a state of the parties of the title to be conveyor not later than 15 days after the instrument is executed and the par-ties are bound. Where the parties of the title of the parties of the parties of the title to be conveyor of the title to be conveyor not later than 15 days after the instrument is executed and the par-ties of the parties of the title to be conveyor to the title to be conveyor to the title to be convey to the title to be conveyor to the titl Harmon (DESCRIPTION CONTINUED)

STATE OF OREGON: COUNTY OF KLAMATH: SS.

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