they Payments. MIC-21679 REAL' ESTATE 3098 OA CONTRACT-REAL ESTATE Vol. <u>mg9</u> Page 13725 CONTRACT, Made this 9th day of June T. Hansen and Henrietta V. Hansen husband and wife THIS CONTRACT, Made this Kjell T. Hansen and 19⁸⁹, between Steven L. Kurpuis and Maria L. P. Kurpuis husband and wife and , hereinalter called the buyer, WITNESSETH: That in consideration of the mutual covenants and agreements herein contained, the seller agrees to sell unto the buyer and the buyer agrees to purchase from the seller all of the following described lands and premises situated in <u>Klamath</u> County, State of <u>Oregon</u> to-wit: Sun Forest Estates, LaPine OR. SEC 36 T23s R 10 EWM Klamath County Block 1, Lot MAX 104 TRACT 1060 SABITO (description northing) THIN OF OUR MERE P DEVERTORS THE CONTRACTORS OF PERCENTER AND AND AND AND for the sum of _______ 10,500 -tenthousandfivehundred-144911 (hereinafter called the purchase price) on account of which ... twohundredand \$iftyeight Dollars (\$ 10,500,09 and continuing until said purchase price is fully paid. All of said purchase price may be paid at any time; all de-August 1.11989 until paid, interest to be paid 21 MIFINE OMMERICAN and * } HX202 HX2XX being included in the minimum monthly payments above required. Taxes on said premises for the current tax year shall be prorated between the parties hereto as of the date of this contract. The buyer warrants to and covenants with the seller that the real property described in this contract is (A) primarily for buyer's personal lamily, household or agricultural purposes. (B) for an organization or (average burger is a natural power) is for business or commercial purposes other than addicultural purposes. The buyer shall be entitled to possession of said lands on the state of the business or commercial purposes other than addicultural purposes. The buyer shall be entitled to possession of said lands on the state of the business or commercial purposes other than addicultural purposes. The buyer shall be entitled to possession of said lands on the state of the business of the busidings, now or hereafter rected soon, in good condition and repair and will not sulfer or permit any waste of strip thereoi; that he will keep said premises live from construction and all he will pay all taxes hereafter levied against said property; as well as all costs and attorney's lees incurred by him in delending adainst any such liens; mposed upon said premises, all promptly before the same or any part thereol become past due; that at buyer's expense, he will insure and keep insured will finde one of hereafter levied against said property as the said become past due; that at buyer's expense, he will insure and keep insured will finde one of hereafter levied against said property and thereof become past due; that at buyer's expense, he will insure and keep insured will finde one of hereafter levied against said property as the provide the same or any part thereof become past due; that at buyer's expense. n/a Contract and shall near interest at the rate atoresaid, without waiver, nowever, or any right arising to the selfer of ouyer's oreact of contract. The selfer agrees that at his expense and within ______30, days from the date hereof, he will furmish unto buyer a title insurance policy and except the usual printed exceptions and the building and other restrictions and to said premises in the selfer on or subsequent to the date of this agreement, sa price is fully paid and upon request; and upon surrent, the said premises in the selfer on or subsequent to the date of this agreement, sa price is fully paid and upon request; and upon surrent, he will deliver a good and sufficient deed conveying said purchases in the said purchase as of the date hereof and free and clear of all encumbrances ince as of the date hereof and clear of all encumbrances since as of the date hereof and free and clear, upon runder, selfer, excepting all lens and encumbrances created by the buyer or his assigns. (Continued on reverse) (Lontifued on reverse) #IMPORTANT NOTICE: Delete, by lining out, whichever phrase and whichever worranty (A) or (B) is not applicable. If worranty (A) is applicable and if seller is a credit as such word, is defined in the Trith-Lending Act and Regulation Z; the seller: MUST comply with the Act and Regulation by making required disclosures; for this purpout use Stevens-Ness Form No. 1308 or imilar: If the contract becomes a first lies to finance the purchase of a dwelling use Stevens-Ness Form No. 1307 or similar. dan yang san ang sa 19 Ing pangang taon 19 Ing pangang taong Kjell T. & Henrietta V. Hansen STATE OF OREGON, -1.2612-NE-35th-Court Vancouver, WA 98686 VERNAME AND ADDRESS SS. is of during a b County of Steven L & Maria L. P. Kurpuis I certify that the within instru-HC61 - Box 1244 LaPine, OR 97739 BUYER'S NAME AND ADDRESS ment was received for record on the ... day of o'clock M., and recorded at SPACE RESERV After recording return to in book/seel/volume No...... on FOR MOUNTAIN TITLE COMPANY page or as fee/file/instru-RECORDER'S USE 222 S. 6th ment/microfilm/reception No....., nista Vanopus Klamath Falls, OR 97601 Record of Deeds of said county. Witness my hand and seal of County affixed. Until a change is requested all tax states ts shall be s nt to the fellowing oddre Steven L. & Maria L.P-Kurpuis HC61- Box 1244 LaPine, OR 97739 NAME, ADDRESS, ZIP NAME and the first the By. ... Deputy

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above required, or any of them, punctually within 20 days of the time limit option shall have the following rights: (1) to declare this contract null and the interest thereon at once due and payable, (3) to withdraw said deed an equity, and in any of such cases, all rights and interest created or then exist termine and the right to the possession of the premises above described and seller, without any act of re-entry, or any other act of said seller to be perfor moneys paid on account of the purchase of said property as absolutely, full case of such default all payments therefolors made on this contract are to premises up to the lime of such default. And the said seller, in case of such belonging, view.	the essence of this contract, and in case the buyer shall fail to make the payments of theretor, or fail to keep any agreement herein contained, then the seller at his word, (2) to declare the whole unpaid principal balance of said purchase price with d other documents from escrow and/or (4) to foreclose this contract by suif in fin in lavor of the buyer as against the seller hereunder shall utterly cease and de- lall other rights acquired by the buyer hereunder shall revert to and revest in said med and without any right of the buyer hereunder shall rever been made; and in be retained by and belong to said seller. as the agreed and remostile rent of and he default; shall have the right immediately, or at any time thereafter, to enter upon n thereof, together with all the improvements and spurenances thereon or thereof quire performance by the buyer, of any provision hereof shall, in no way allect his
right hereunder to enforce the same, nor shall any waiver by said seller o of any such provision, or as a waiver of the provision itsell.	Any breach oil any provision hereoi be held to be a waiver oil any succeeding breach any breach oil any provision hereoi be held to be a waiver oil any succeeding breach to a succeeding breach to
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o requires, al changes the sin This affectment shall be and imprice to make the provisions nerver apply equally to oppositions and to instructure. This affectment shall be and inver to the benefit of, as the circumstances may require, not only the immediate parties hereto but their respective executors, administrators, personal representatives, successors in interest and assigns as well. heirs, executors, administrators, personal 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 affixed hereto by its officers duly authorized thereunto by order of its board of directors.

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Evelyn Biehn County Clerk By Daulin Mullinds

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No. TRE-CONTRACT-SCAL FOLLOW CONDANT TALEN

COMPRACT-REAL DIMES

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