

OT 8831 CONTRACT—REAL ESTATE Vol m89 Page 23761

THIS CONTRACT, Made this 22<sup>nd</sup> day of November, 1989, between  
 E.J. Shipsey, hereinafter called the seller,  
 and Jim & Charlene Wheeler, HUSBAND AND WIFE, hereinafter 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 Klamath County, State of Oregon, to-wit:

Portion Sec.20 Twp 40S Range 8 E

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

for the sum of Twenty five thousand Dollars (\$25,000.00) (hereinafter called the purchase price) on account of which Four thousand Dollars (\$4,000.00) is paid on the execution hereof (the receipt of which is hereby acknowledged by the seller) the buyer agrees to pay the remainder of said purchase price (to-wit: \$21,000.00) to the order of the seller in monthly payments of not less than Two hundred twenty five & 67/100 Dollars (\$225.67) each,

payable on the 4<sup>th</sup> day of each month hereafter beginning with the month of January, 1990, and continuing until said purchase price is fully paid. All of said purchase price may be paid at any time; all deferred balances of said purchase price shall bear interest at the rate of 10 per cent per annum from Dec. 4, 1989 until paid, interest to be paid included and \* 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, family or household purposes.

(B) for an organization or (even if buyer is a natural person) is for business or commercial purposes.

The buyer shall be entitled to possession of said lands on closing, 19, and may retain such possession so long as buyer is not in default under the terms of this contract. The buyer agrees that at all times buyer will keep the premises and the buildings, now or hereafter erected thereon, in good condition and repair and will not suffer or permit any waste or strip thereof; that buyer will keep said premises free from construction and all other liens and save the seller harmless therefrom and reimburse seller for all costs and attorney's fees incurred by seller in defending against any such liens; that buyer will pay all taxes hereafter levied against said property, as well as all water rents, public charges and municipal liens which hereafter lawfully may be imposed upon said premises, all promptly before the same or any part thereof become past due; that at buyer's expense, buyer will insure and keep insured all

buildings now or hereafter erected on said premises against loss or damage by fire (with extended coverage) in an amount not less than \$, and policies of insurance to be delivered to the seller as soon as insured. Now if the buyer shall fail to pay any such liens, costs, water rents, taxes or charges or to procure and pay for such insurance, the seller may do so and any payment so made shall be added to and become a part of the debt secured by this contract and shall bear interest at the rate aforesaid, without waiver, however, of any right arising to the seller for buyer's breach of contract.

The seller agrees to execute and deliver to the buyer, at the time of closing, a deed conveying said premises in fee simple unto the buyer, buyer's heirs and assigns, free and clear of all encumbrances as of the date hereof and free and clear of all encumbrances since said date placed, permitted or arising by, through or under seller, excepting, however, the said easements, restrictions and the taxes, municipal liens, water rents and public charges so assumed by the buyer and further excepting all liens and encumbrances created by the buyer or buyer's assigns.

(Continued on reverse)

\* IMPORTANT NOTICE: Delete, by lining out, whichever phrase and whichever warranty (A) or (B) is not applicable. If warranty (A) is applicable and if the seller is a creditor, as such word is defined in the Truth-in-Lending Act and Regulation Z, the seller MUST comply with the Act and Regulation by making required disclosures; for this purpose, use Stevens-Ness Form No. 1319 or similar.

E.J. Shipsey

P.O. Box 52

Keno, Oregon 97627

SELLER'S NAME AND ADDRESS

Jim and Charlene Wheeler

9220 Burnet Ave.

Sepulveda Calif. 91343

BUYER'S NAME AND ADDRESS

After recording return to:

E.J. Shipsey

P.O. Box 52

Keno, Oregon 97627

NAME, ADDRESS, ZIP

Until a change is requested, all tax statements shall be sent to the following address.

Jim and Charlene Wheeler

9220 Burnet Ave.

Sepulveda Calif 91343

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,

at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_

Record of Deeds of said county.

Witness my hand and seal of County affixed:

NAME TITLE

By \_\_\_\_\_ Deputy

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 above required, or any of them, punctually within 30 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;
- (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 foreclose 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 to the possession of the premises above described and all other rights acquired by the buyer hereunder shall revert to and re-vest 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 property as absolutely, fully and perfectly as if this contract and such payments had never been made; and in case of such default all payments theretofore made on this contract are to be retained by and belong to said seller as the agreed 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 aforesaid, without any process of law, and take immediate possession thereof, together with all the improvements and appurtenances thereon or thereto belonging.

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 right hereunder to enforce 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 any such provision, or of a waiver of the provision itself.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$25,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (X)

In case suit or action is instituted to foreclose this contract or to enforce any provision hereof, the losing party in said suit or action agrees to pay such sum as the trial court may adjudge reasonable as attorney's fees, to be allowed, the prevailing party in said suit or action and if an appeal is taken from any judgment or decree of the trial court, the losing party further promises to pay such sum as the appellate court shall adjudge reasonable as the prevailing party's attorney's fees 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 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 inure to the benefit of, as the circumstances may require, not only the immediate parties hereto but their respective heirs, executors, administrators, personal representatives, 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 DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING THE 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 (X); 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, California } ss.

County of Los Angeles }

This instrument was acknowledged before me on November 29, 1989, by James A. Wheeler & Charlene M. Wheeler.

STATE OF OREGON, }

County of Klamath }

This instrument was acknowledged before me on DECEMBER 6, 1989, by E.J. SHIPSEY - BY as PCA - PATRICIA CHANEY of

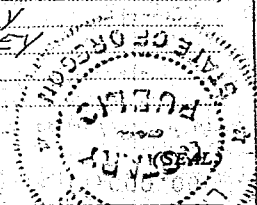
Linda Morris  
Notary Public for Oregon

My commission expires: 8-8-92



OFFICIAL SEAL  
JULIA JONES  
NOTARY PUBLIC - CALIFORNIA  
LOS ANGELES COUNTY  
My comm. expires MAR 29, 1993

3-29-93



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 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 conveyed. Such instruments, or a memorandum thereof, shall be recorded by the conveyor not later than 15 days after the instrument is executed and the parties are bound thereby.

ORS 93.990(3) Violation of ORS 93.635 is punishable, upon conviction, by a fine of not more than \$100.

(DESCRIPTION CONTINUED)

23763

EXHIBIT "A"

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Parcel 1 and Parcel 2 (as described above) shall each have an undivided one-third (1/3) interest in the well, pump & pumphouse located on Parcel 3 (as described above). Parcels 1 and 2 shall also have access to said well from Parcel 3 for the purpose of establishing a pipeline and for the purpose of maintaining said pipeline.

The easement for well pipeline shall be located within the boundary of the easement for ingress, egress and utilities as described in this instrument. Also the one-third interest and easement described herein shall be contingent upon the owners of Parcels 1 and 2 each contributing to one-third of the cost of repairing, maintaining and operating said well, pump and pumphouse and it is meant by this conveyance that all subsequent purchasers of Parcels 1 and 2 shall be bound by the terms of this conveyance and that their rights in said well, pump, pumphouse and easement shall be contingent upon their so sharing in the expenses described herein.

### PARCEL 3:

A tract of land situated in the N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 20, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point on the East line of said N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$  from which the Northeast corner thereof bears North 00° 18' 51" West, 633.39 feet; thence South 00° 18' 51" East on said East line, 30.00 feet to the South line of said N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ ; thence South 89° 57' 06" West on said South line, 921.16 feet; thence North 00° 13' 53" West, 331.38 feet; thence North 89° 55' 57" East, 578.17 feet to the beginning of a 180.00 foot radius curve to the right; thence on said curve 282.74 feet to the beginning of a 121.67 foot radius curve to the left; thence on said curve 191.08 feet; thence North 89° 57' 06" East, 42.18 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the \_\_\_\_\_ 8th day  
of \_\_\_\_\_ Dec. \_\_\_\_\_ A.D., 19 89 at 2:44 o'clock \_\_\_\_\_ P.M., and duly recorded in Vol. M89  
of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page 23761

FEE \$18.00

Evelyn Biehn County Clerk

By Orville Mueland