OT 13033	CONTRACT-REAL ESTATE	Vol. <u>mgd</u> Page 5980
Norman C. Myers and Lois C. M	lyers, husband and w	vife
and Robert A. Douglas and Julie A	Douglas husband	, hereinafter called the se
AKA JULIE I	DOUGLAS	bereinafter called the b
WITNESSETH: That in consideration	of the mutual covenants	s and agreements herein contained, the s
agree to sell unto the buyer and the buyer ap	grees to purchase from the	he sellers all of the following described i
and premises situated in Klamath	County	v, State of Oregon, to
Lot 2, Block 6, STEWART ADDIT	MION, according to t	the official plat thereof on fi
in the office of the County C	Jerk of Klamath Col	nry, oregon.
for the sum ofTWENTY-TWO THOUSAND AND	00/100	Dollars (\$ 22,000.00
(hereinafter called the purchase price) on accou	int of which FIVE HUNDF	ED AND $OO/100$
Dollars (\$ 500.00) is paid on the exe	cution hereof (the receipt of which is he
acknowledged by the sellers), and the remaind	ler to be paid to the orde.	r of the sellers at the times and in amour
follows, to-wir: \$21,500.00 in monthly p on the 7th day of each month	beginning 7 May 199	8 than \$260.00 each, payable 30 and continuing until 7 April
Then beginning 7 May 1991, in	monthly payments o	of not less than \$210.00 each,
payable on the 7th day of eac	h month thereafter	until principal balance and
interest are paid in full. Together with, and in ad	dition to monthly r	ayments of principal and inter
the buyer will pay seller a s	sum (as estimated by	seller) sufficient to cover t
following fees on said proper	ty: Fire and hazar	d insurance and property taxes
This sum will be held by sell property before the same beco		
property taxes.	alle dell'inquenc. Eri	e and hazard modeline and
All of said purchase price may be paid at any time; all d		
trom 1 April 1990 until puid; interest to		
above required. Taxes on said premises for the current lineal year. The buyer warrants to and covenants with the wilers than *(A) primitily for buyer's personal, family or insuched (B) TAX MAX EXTREMENTION XMAN MARK (SARAT): At the time of the execution hereof, the sole as therein (who selects intend and declare that their interest in the sonarract and with the stime of the execution hereof, the sole as the rein (who selects intend and declare that their interest in the sonarract and with the stime of the execution hereof, the sole as the common selects intend and declare that their interest in the sonarract and with the selects of the select of the net in common with the selects of the select of the net o	shall be prorated between the part of the real property described in this fournesses	ties hereto as of
(B) XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	are hushand and wile) own said	CROINNEL described real estate as tenants by the entireties; whereit
selers inlend and declare that their interest in this confract and with the right of survivorship and not that of ten ints in common and in and to the then unpaid balance of said purchase price, pri	in the unput purchase price of sa n; in the event of the death of one sincipal and interest, immediately si	id described real estate henceforth shall be that of joint . • of the sellers, the title to the sellers' interest in this c hall yest solely in the survivor of the sellers.
The buyer shall be entitled to possession of said lands on not in default under the terms of this contract. The buyer a final	1 April	19.90, and may retain such possession so long as b
The buyer shall be entitled to possession of said lands on not in default under the terms of this contract. The buyer agrees in food condition and repair and will not suffer or perrit any we and save the selfers harmless therefrom and reind urse tellers for pay all taxes hereafter levied against said property, as well as all said premises, all promptly before the same or or y part thereaf	vaste or strip thereof; that buyer w all costs and attorney's lees incur	ill keep said premises free from construction and all oth red by them in defending against any such liens; that buy
pay all taxes bereafter levied against said property, as well as all said premises, all promptly before the same or ary pure thereof	I water rents, public charges and r become past due; that at buyer's	nunicipal liens which hereafter lawlully may be impose expense, buyer will insure and keep insured all buildin
or hereafter erected on said premises against loss or dan age by 1 in a company or companies satisfactory to the soliers, with loss p the selfers as soon as insured. Now if the buyer shall theil to pay selfers may do so and any payment so made shull be hided to a without waiver, however, of any right arising to the solided to The selfers agree, that at their expense and within ten da they will furnish unto buyer a title insurance policy insuring (in on or subsequent to the date of this agreement, suce and excert if any Selfers also advice that whom asid numbers as the furnish unce the furnish with the solid of the solid o	lire (with extended coverage) in an payable to the sellers as their inter-	n amount not less than \$ 22,000,000 est may appear and all policies of insurance to be deliv
the selfers as soon as insured. Now if the buyer shall but to pay a selfers may do so and any payment so made shall be added to a without waiver, however, ol any right arising to the selfers for b	any such liens, costs, water rents, i and become a part of the debt secu buyer's breach of contract.	leves, or charges or to procure and pay for such insurar ired by this contract and shall bear interest at the rate al
The sellers agree, that at their expense and within ten da they will lurnish unto buyer a till, insurance policy insuring (in on or subsequent to the date of the advented to the advented to the self-expension of the self	ays from the date hereof, or	e price) marketable title in and to said premises in the
on or subsequent to the date of this alternating site a statle esteph it any. Selfers also aftere that when said purchase price is fully pa de-d conveying said premises in les simple unto the bit, er, buye said easements and restrictions and the tares, muricipel liens, wa		
said easements and restrictions and the taxes, muricipal liens, wa brunces created by the buyer or buyer's assigns.	ater rents and public charges so as (Continued on Reverse)	sumed by the buyer and further excepting all liens and
* IMPORTANT NOTICE: Delete, by lining out, which ever phase and as such word is defined in the Truth-in-Lending Act and legulation	whichever warranty (A) or (B) is not	applicable. If warranty (A) is applicable and if sellers are a Act and Regulation by making required disclosures, for this
use Stevens-Ness Form No. 1319, or equivalent.	1	
Norman C. Myers & Lois C. Myers		$\mathcal{L} = \mathcal{L}$
528 SW 151 Oklahoma City, Oklahoma 73173		STATE OF OREGON, County of
SELLER'S NAME AND ADDRESS		I certify that the within in
Robert A. Douglas & Julie A. Dougl		ment was received for record o
4236 Douglas Klamath Falls, Oregon 97601		day of
Clamath Falls, Oregon 97601 BUYER'S NAME AND ADDINESS	SPACE RESERVE	at
After recording return to:	FOR	page
SELLER	RECORDER'S US	ment/microfilm/reception No
		Record of Deeds of said county.
NAME, ADDRESS, ZIP		Witness my hand and se County affixed.
	ving address.	
Unit a change is requested all tax statements shall be cent to the follow	1	
Un'il a change is requested all tax statements shall be cent to the follow SELLER		
		NAMI: TIT

And it is understood and agreed between usid parties that time is of the essence of this contract, and in case the buyer shall luid to make the payments ubort required, or any of them, punctually within 1) days of the time limited therefor, or fail to keep any agreement herein contained, then the seller at seller's uption shall have the bullowing right: (1) To declare this contract cancelled for calcult and null and void, and to declare the purchaser's rights forfaited and the debt extinguished, and to retain sums previously paid hermoder by the Luyer; (2) To declare the whole unmaid original balance of calculations of calculation is units the interact the point of the transmission of the transmis

(v) io mecose ma contract by suit in equity.	purchase price with the interest thereon at once due and payable; and/or
en try, or any other act of said soller to back in al. Alter high purchase of said property as absolutely, hully and per ectly as in hitherstolore made on this contract are to be relained by and i as it. And the said seller, in case of such default, shu' have th case of such, and take immediate possession theread, tog'ther will be as a such as a such as a such as a such as a such as a such as a such as a such as a such as a such as a such as a such as a such as a such as a such as a such as a such	existing in lawor of the buyer as against the seller hereunder shall utterly cense and the right has acquire, by the buyer hereunder shall revert to and revest in said seller without any act of the section of the buyer of return, reclamation or compensation for moneys paid on account of the section of the section of the belong of side setting and such payments had never been made; and in case of such delault all pay- belong of side setting at the agreed and reasonable rent of said premises up to the time of such a sign insteadiety, or as any time thereafter, to enter upon the land alloresid, without any hall the la provements and apputtenances thereon or thereto belonging.
The buyer further agrees that failure by the seller at any ti it bereander to enloce the same, nor shall any weiver by said so such provision, or as a waiver of the provision itself.	me to require performance by the buyer of any provision hereof shall in no way allect seller's eller of any breach of any provision hereof be held to be a waiver of any succeeding breach of
and a second	
	22,000,00
A HIGH HER WERE AND	ted in terms of dollars, is $1 \dots 221,000 \dots 0$. EXEMPLY EXEMPLY EXEM
In construing this contract, it is understood that the buyer I be made, assumed and implied to make the petvisions hereol a This agreement shall bind and inure to the binelit of, as the subset of the binelitation of the binelit of the binelit of the subset of the binelitation of the binelitation of the binelitation of the subset of the binelitation of the binelitation of the binelitation of the subset of the binelitation of the binelitation of the binelitation of the subset of the binelitation of the binelitation of the binelitation of the subset of the binelitation of the subset of the binelitation	may be more than one person or a corporation, and that generally all grammatical changes apply equally to corporations and to individuals.
ned is a corporation, it has caused its corporate	name to be signed and its corporate seal affixed hereto by its officers
ly authorized thereunto by order of its board o	f directors.
	Norman C. Myers Non Chan
IS INSTRUMENT WILL NOT ALLOW USE OF THE PROPE RIJED IN THIS INSTRUMENT IN VIOLATION ()F AF PLICABL	RTY DE- Lois C. Myers
S LAWS AND REGULATIONS, BEFORE SIGNING OR ACC S INSTRUMENT, THE PERSON ACQUIRING FEE TITLE	EPTING
DIERTY SHOULD CHECK WITH THE APPROPRIATE C UNITY PLANNING DEPARTMENT TO VERIFY APPROVED US	ITY OR NUDELL A. DOUGIAS
	Julie A. Douglas Juin pouglas
IF EX: Comply with 015 93.905 et set prior to exercising this remedy. IE—The sentence between the symbols (), If not applicable; should be	deleted. Seo ORS 93.030.
xi cuted by a corporation, x corporate seal)	
he signer of the above is a corporation, the form of acknowledgment opposite.)	
ATE OF ORECOW, Oklahoma) County of Cleveland } ss.	$\begin{array}{c} STATE OF OREGON, \\ V \cap V (\Box) \\ \end{array} $
country of an and a second s	County of LUMMUCIN
This instrument was acknowledged before me on arch 22 1950 by	This instrument was acknowledged before me on PUUVU 29 1990 by ROULT A. DOUGLOS & JULE A. DOUGLOS
orman C. Myars and	
ois Crimyers.	ot
Vinity Vinit	Notary Public tor Oregon A Woth C. Day by 5.7211
My commission explores 3 19 st Kla	My commission expires: 6.26-67
	ing commussion expires. 0.96-4
ORS 13,435 (1).41f (nairomenis contracting to convey feet to accured ind the parties are bound, shall be ach owk deed, in the ed Such instruments, or a premorandum thereof, shall be recr are bound thereby. ORS 03,990(8) Violation of ORS 93,635 is punish the, upon	ille to an / real property, at a time more than 12 months from the date that the instrument - he manner provided for acknowledgment of deeds, by the conveyor of the title to be con- orded by il a conveyor not later than 15 days after the instrument is executed and the par- conviction, by a fine of not more than \$100.
	SCRIPTION CONTINUED)
and the second	
(4) A set of the se	
(4) A second se second second sec	
	SS.

_____ on Page ______ Evelyn Biehn ______ County Clerk By _______ Multien desc Needs FEE \$33.00 1. **.** 110þ

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