

16115

Vol. 1190 Page 11471

LAND SALE CONTRACT

THIS CONTRACT, made and entered into this 7th day of June, 1990, by and between NANCY J. TREMBLAY, hereinafter called Seller; and ROBERT E. SIMPKINS AND BETTY SIMPKINS, husband and wife, hereinafter called Buyer; (it being understood that the singular shall include the plural if there are two or more sellers and/or buyers).

W I T N E S S E T H:

Seller agrees to sell to the Buyer and the Buyer agrees to buy from the Seller for the price and on the terms and conditions set forth hereafter all of the following described property and improvements situated in Klamath County, State of Oregon, legally described as follows, to-wit:

Beginning at the Northeast corner of the Townsite of Clinton, Oregon, running thence South 297 feet; thence East to Lost River; thence Northwesterly following said Lost River to the point of beginning, being part of Lot 1, Section 12, Township 41 South, Range 10 EWM, ~~TOGETHER WITH that certain personal property described on Exhibit "A", attached hereto and incorporated by reference herein as if fully set forth,~~

SUBJECT TO contracts and/or liens for irrigation and/or drainage, the schedule of exclusions from coverage, together with any schedules contained in standard title policies, reservations, easements, restrictions and rights-of-way of record and those apparent on the land.

ALSO SUBJECT TO rights of the public in and to any portion of the herein described property lying within the boundaries of roads or highways.

ALSO SUBJECT TO liens of the City of Merrill, if any.

ALSO SUBJECT TO covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded October 9, 1906, Book 21, page 270.

ALSO SUBJECT TO the rights of the public and of governmental bodies in and to any portion of the above property lying below high water mark of Lost River and the ownership of the State of Oregon in and to that portion lying below the usually high water mark thereof.

ALSO SUBJECT TO reservation as disclosed by Deed from Clinton Van Brimmer and Martha Van Brimmer to Lenus Jacobson, dated August 30, 1906, and recorded October 6, 1906 in Deed Volume 21 on page 270, records of Klamath County, Oregon, as follows: "Saving and excepting that there shall be no vineous, malt or spirituous liquors sold or disposed of thereon. And whenever the business of retailing or wholesaling of any such liquors shall be conducted upon the premises herein described, said premises shall revert to the grantor and to his heirs and this deed is given and accepted upon that expressed consideration and condition.

ALSO SUBJECT TO contract to sell real property, dated September 28, 1977, a Memorandum of which was recorded September 29, 1977, at Vol. M-77, page 18263, Deed Records of Klamath County, Oregon, wherein Ned L. Layman and Opal B. Layman, husband and wife, are vendors and Nancy J. Tremblay is vendee; which said contract Buyers do not assume, but which Seller agrees to pay from out of the proceeds received in payment of the within Land Sale Contract.

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 FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY

PLANNING DEPARTMENT TO VERIFY APPROVED USES.

It is mutually agreed as follows:

1. **Possession:** Buyer shall be entitled to possession of the property as of the date hereof;

2. **Prepayment Privileges:** After the date hereof, Buyer shall have the privilege of increasing any payment or prepaying the entire balance provided for hereinafter with interest due thereon to the date of payment;

3. **Payment of Liens and Taxes:** Buyer shall pay promptly all indebtedness incurred by their acts which may become a lien or purported lien, upon said property, and shall regularly and before the same shall become delinquent, pay all taxes, including adjustment of same for any reason, assessments, liens, and encumbrances of whatsoever kind affecting said property after this date, provided, all such taxes, assessments and charges for the current year shall be pro-rated as of the date hereof, and in the event Buyer shall fail to so pay, when due, any such matters or amounts required by Buyer to be paid hereunder, or to procure and pay seasonably for insurance, Seller may pay any or all such amounts and any such payment shall be added to the purchase price of said property on the date such payments are made by Seller and such amount shall bear interest at the same rate as provided herein, without waiver, however, of any right arising to Seller for Buyer's breach of contract, and, in such event or events, the escrow holder is hereby directed and authorized to so add such amounts to the contract balance upon being tendered a proper receipt therefore;

4. **Insurance:** Buyer shall keep any buildings on such property insured against loss or damage by fire or other casualty in an amount of not less than the full insurable value thereof, with loss payable to the parties hereto, and the interests herein reflected, if any, all as their interests appear at the time of loss; all uninsured losses shall be borne by the Buyer on or after the date Buyer becomes entitled to possession; Buyer shall furnish Seller proof of such insurance coverage;

5. **Waste Prohibited:** Buyer agrees that all improvements now located or which shall hereafter be placed on the property, shall remain a part of the real property and shall not be removed at any time prior to the expiration of this agreement without the written consent of Seller. Buyer shall not cut or remove any timber, trees or shrubbery without Seller's prior written consent. Buyer shall not commit or suffer any waste of the property, or any improvements thereon, or alteration thereof, and shall maintain the property, improvements and alterations thereof, in good condition and repair, provided, Buyer shall not make or cause to be made any major improvements or alterations to the property without first obtaining the written consent of Seller;

6. **Transfer of Title:** Seller shall upon the execution hereof make and execute in favor of Buyer a good and sufficient deed conveying said property free and clear of all liens and encumbrances, except as provided herein, together with a good and sufficient Bill of Sale or Certificate of Title as appropriate and will place said documents, together with one of these agreements, in escrow at Mountain Title Company, 222 South Sixth Street, Klamath Falls, OR 97601, and shall enter into written escrow instructions in form satisfactory to said escrow holder and the parties hereto, instruct said escrow holder that when, and if, Buyer shall have paid the balance of the purchase price in accordance with the terms and conditions of this contract, said escrow holder shall deliver said documents to Buyer, but in case of default by Buyer, said escrow holder shall, on demand, surrender said documents to Seller;

7. **Tax Payment Procedures:** Until a change is requested, all tax statements shall be sent to the address designated by Buyer

hereinafter. Buyer shall be required to pay the same and provide proof of such payment to Seller within thirty (30) days of the date of mailing of the said tax statement by the County Tax Collector.

8. **Property Taken "As Is":** Buyer certifies that this contract of purchase is accepted and executed on the basis of his own examination and personal knowledge of the premises and opinion of the value thereof; that Buyer has made a personal inspection of the property so as to determine its acceptability; that no attempt has been made to influence their judgment; that no representations as to the condition or repair of said premises have been made by Seller or by an agent of Seller; and that Buyer takes said property and the improvements thereon in the condition existing at the time of this agreement;

9. **Consent to Assignment:** Buyer shall not assign this agreement, his rights thereunder, or in the property covered thereby without the written consent of Seller. In the event the within described property, any part thereof, any interest therein (whether legal or equitable) is sold, agreed to be sold, conveyed, assigned or alienated by the Buyer without having first obtained the written consent or approval of the Seller, then, at the Seller's option, all obligations secured by this instrument, irrespective of the maturity date expressed herein, shall become immediately due and payable;

10. **Time of Essence:** It is understood that and agreed between the parties that time is of the essence of this contract;

11. **Default:** In case Buyer shall fail to make the payments aforesaid, or any of them punctually and upon the strict terms and at the times above-specified or fail to keep any of the terms or conditions of this agreement, then the Seller at his option shall have the following rights:

(a) To declare this contract null and void, after giving such notice as is then required by Oregon Revised Statutes; and/or

(b) To declare the whole unpaid principal balance of said purchase price with the interest thereon at once due and payable; and/or

(c) To withdraw said deed and other documents from the escrow and/or;

(d) To foreclose this contract by suit or by strict foreclosure 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 determine, and the right to the possession of the premises above-described and all other rights acquired by the Buyer hereunder shall revert to and revert in said Seller without any act of re-entry, or any other act of said Seller to be performed and without any right of Buyer of return, reclamation or compensation for monies 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. The said Seller, in case of such default, shall have the right immediately, or any time thereafter, to enter upon the land aforesaid, without any process of law, and take immediate possession thereof, together with any of the improvements thereon; and alternatively, Buyer shall have the right to apply to the Court for appointment of a receiver as a matter of right and nothing in this contract shall preclude appointment of the Seller as such receiver;

12. **Abandonment:** Should Buyer, while in default, permit the premises to become vacant for a period in excess of 20 days, Seller may take possession of same individually or by appointment of a

receiver by self-help or by Court order for the purpose of protecting and preserving the property and his security interest herein, and in the event possession is so taken by Seller he shall not be deemed to have waived his right to exercise any of the foregoing rights;

13. **Attorney Fees:** In the event suit or action is instituted to enforce any of the terms of this contract, the prevailing party shall be entitled to recover from the other party such sum as the court may adjudge reasonable as attorney's fees at trial or on appeal of such suit or action, in addition to all other sums provided by law;

14. **No Waiver:** Buyer further agrees that failure by Seller at any time to require performance by Buyer of any provision hereof shall in no way affect Seller's right hereunder to enforce the same, nor shall any waiver by Seller of any breach of any provision hereof be held to be a waiver of any succeeding breach of any such provision, or as a waiver of the provision itself;

15. **Binding on Successors:** This agreement shall bind and inure to the benefit of, as the circumstances may require, the parties hereto and their respective heirs, executors, administrators, successors and assigns, subject to the foregoing;

16. **Purchase Price and Payments:** The purchase price for the interest conveyed is the sum of FIFTY FOUR THOUSAND DOLLARS (\$54,000.00), payable as follows:

(a) Buyer shall pay an initial payment in the sum of FIFTEEN THOUSAND DOLLARS (\$15,000.00), and

(b) The remainder of the purchase price in the amount of THIRTY NINE THOUSAND DOLLARS (\$39,000.00) shall be payable in annual installments of FOUR THOUSAND DOLLARS (\$4,000.00) per year, including interest at the rate of SEVEN AND ONE HALF percent (7½%) per annum on the unpaid balance, which said sum includes principal and interest; together with the applicable collection escrow fees; the first of such payments shall be payable on the 8th day of June 1991, with a further and like installment payable on the eighth day of June each and every year thereafter until the full amount of principal and interest shall have been paid in full.

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PS
BS
There is no personal property included in this transaction
17. **Inclusion of Personal Property:** It is agreed between Buyer and Seller that the property to be conveyed by the within Land Sales Contract includes certain personal property items, more specifically described on Exhibit A, attached hereto and incorporated by this reference herein as if fully set forth, which said personal property items constitute an improvement to the real property conveyed by the within instrument. Buyer and Seller agree that Seller shall retain title to the said personal property items until the Land Sale Contract has been paid in full.

18. **Escrow Funds Distribution:** It is understood by and between the parties that the real property being conveyed by the within instrument is encumbered by a certain contract, including the terms and provisions thereof, more particularly described hereinabove, owing to Ned L. Layman and Opal B. Layman, husband and wife. Seller agrees that proceeds from payments made hereunder by Buyer, upon receipt by Seller, shall be utilized by Seller in payment of the aforesaid obligation, which Buyer does not assume.

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IN WITNESS WHEREOF, the parties have caused this agreement to be executed this ____ day of June 1990.

SELLER:

Nancy J. Tremblay
NANCY J. TREMBLAY

BUYER:

Robert R. Simpkins
ROBERT R. SIMPKINS
Betty Simpkins
BETTY SIMPKINS

STATE OF OREGON/County of Klamath) ss.

PERSONALLY APPEARED the above-named Nancy J. Tremblay and acknowledged the foregoing instrument to be her voluntary act and deed.

Dated before me this 7 day of June, 1990.

Charles J. Venter
NOTARY PUBLIC FOR OREGON
My Commission Expires: 6-16-92

STATE OF OREGON/County of Klamath) ss.

PERSONALLY APPEARED the above-named Robert R. Simpkins and Betty Simpkins, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated before me this 11 day of June, 1990.

Charles J. Venter
NOTARY PUBLIC FOR OREGON
My Commission Expires: 6-16-92

Grantor's Name and Address:

Tremblay
P.O. Box 333
Merrill, OR 97633

STATE OF OREGON)
County of Klamath) ss.

Grantee's Name and Address:

Simpkins
RT 1 Box 907
Woodland, CA 95695

I CERTIFY that the within instrument was received for record on the 13th day of June 1990, at 1:55 o'clock P.M., and recorded in Book M90 on Page 11471 or as File/Reel number 16115, Record of Deeds of said County.

After Recording, Return To:

MTL
222 South Sixth
Klamath Falls, OR
Until a Change is Requested
Tax Statements Should be
Sent To:

Simpkins -
above address

Evelyn Biehn, County Clerk
Recording Officer

By: Pauline Mueller

Fee \$48.00