hereinafter called the vendor, and bas seems in G. et A. W. one y imments, med to you to become the minimized and wife, to be seems ut to a ROBERT Y. HILLS, SR. and BETTY J. HILLS, shusband and wife, to believe works could all to hereinafter called the vendee, event linds to the vender that agreement, then wander charles the vender of the ven investing the content to and leaders in equity. (2) To declore the full unpaid locates have disting due and payables. It to twentictly enforce the terms of the agreement by their investigy. (4) To declare this content out and votal and in

Vender agrees to sell to the vender and the vender agrees to buy from the vender all of the following described property situate in Klamath County, State of Oregon to will seven in pullete mode to believe graved assets the premies absected site? revert and resent in warder without any declination at tradium as an at some and ambent may

Lot 7, Block 2, Tract 1114, in the County of Klamath, State of Oregon.

TL #900 - Key #335541

SUBJECT TO: Conditions and Restrictions as shown on the recorded plat of Tract 1114; Rules and regulations of Fire Patrol District; Rights of the public in and to any portion of said premises lying within the limits of public roads and highways, some as disclosed by Deed Books 289 at page 627, 310 at page 430 and 337, 311 at page 566 and 333 at page 648, and by Misc. Vol. 14, Instrument No. 48540 and 13 at page 203; Reservation of Fire Roads as set forth in Book 291 at page 312 and 301 at page 374, Deed Records; Reservation of right of way of California & Eastern Railroad and of United States of America fire roads, as set forth in Book 301 at page 374 and 310 at page 430, Deed Records; Easements and rights of way of record and those apparent on the land; if any; also subject to a Trust Deed, including the terms and provisions thereof, for beneficiary Everett Root and June Root; Mark L: Allen as grantor; recorded Sept 10; 1986 in Vol. M86 at page 16326, which said Trust Deed vendees herein do not assume, and vendors covenant and agree to

so require the marmless therefrom in lord to a local of the local to t and that are ally all grammatical changes shall be made, ossumed and implied to make the providing hereaf apply equally to correct time and it individuals.

at and for a price of \$ 50,000.00 o payable as follows, to-wit:

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respective hours, executors, exhibited distors and designs.

of this agreement, the receipt of which is hereby reknowledged; \$ 42,000.00 at the time of the execution per annum from July 10,1990, and the full balance of principal and interest at the rate of 92 per month; "in cluster of interest, his lirst installment to be paid on the 20th day of August 11,1990, and interest in the rate of 92 per month; "in cluster of interest, his lirst installment to be paid on the 20th day of August 11,1990, and interest in the period of the control of the September 1, 1990; and the full balance of principal and interest is due and payable on October 1. 1991. able on October 1, 1991.

to make said payments promptly on the dates above named to the order of the vendor, XXXXXX mention mention Mark Allen as to an undivided one-half interest, and vendor Leslie Allen as to an undivided one-half interest, at Aspen Title & Escrow, at Klamath Falls, Oregon; to keep said property at all times in as good condition as the same now are, that no improvement, now on or which may hereafter be placed on said property shall be removed or destroyed before the entire purchase price has been paid and that said property will be kept insured in companies approved by vendor against less or damage by the in a sum not less than s full insurable value with loss payable to the parties as their respective interests may appear, said policy or policies of insurance to be held by vendee, copy to vendor, that vendee shall pay regularly and seasonably and before the same shall become subject to interest charges, all taxes, assessments, liens and incumbrances of-whatsoever-nature and kind

and makes weatherd the decreation transmit to be all lill South and dead. and agrees not to suffer or permit any part of earld property to become subject to any taxes, assessments, liens, charges or incumbrances whatsoever having precedence over rights of the vendor in and to said property. Vendee shall not cut or remove any timber on the premises without written consent of vendor. Vendee shall be entitled to the possession of said , tavidgas zerbestrarens yM property July 10, 1990. वैद्यक्षा हो राज्य

Vendor will on the execution hereof make and execute in favor of vendee good and sufficient warranty deed conveying a fee eimple title to said property free and clear as of this date of all incumbrances whatsoever, excepted - above stated,

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			7777				A	Section Section 1	notice to the co.	•

EXCEPT said Trust Deed which vendee casumes/and will place said deed

Depuis

VILLIAM L. SISHMORE Attorney at Law

together with one of these agreements in escrow at the Aspen Title & Escrow, Inc., 525 Math Street; posterior of the agreements in escrow at the Aspen Title & Escrow, Inc., 525 Math Street; posterior of the agreements in escrow at the Aspen Title & Escrow, Inc., 525 Math Street; posterior of the agreements in escrow at the Aspen Title & Escrow, Inc., 525 Math Street; posterior of the agreements in escrow at the Aspen Title & Escrow, Inc., 525 Math Street; posterior of the agreements in escrow at the Aspen Title & Escrow, Inc., 525 Math Street; posterior of the agreements in escrow at the Aspen Title & Escrow, Inc., 525 Math Street; posterior of the agreements in escrow at the Aspen Title & Escrow, Inc., 525 Math Street; posterior of the agreements in escrow at the Aspen Title & Escrow, Inc., 525 Math Street; posterior of the agreements in escrow at the Aspen Title & Escrow, Inc., 525 Math Street; posterior of the agreements in escrow at the Aspen Title & Escrow, Inc., 525 Math Street; posterior of the agreements in escrow at the Aspen Title & Escrow, Inc., 525 Math Street; posterior of the agreements in escrow at the Aspen Title & Escrow, Inc., 525 Math Street; posterior of the agreements in escrow at the Aspen Title & Escrow, Inc., 525 Math Street; posterior of the Aspen Title & Escrow, Inc., 525 Math Street; posterior of the Aspen Title & Escrow, Inc., 525 Math Street; posterior of the Aspen Title & Escrow, Inc., 525 Math Street; posterior of the Aspen Title & Escrow, Inc., 525 Math Street; posterior of the Aspen Title & Escrow, Inc., 525 Math Street; posterior of the Aspen Title & Escrow, Inc., 525 Math Street; posterior of the Aspen Title & Escrow, Inc., 525 Math Street; posterior of the Aspen Title & Escrow, Inc., 525 Math Street; posterior of the Aspen Title & Escrow, Inc., 525 Math Street; posterior of the Aspen Title & Escrow, Inc., 525 Math Street; posterior of the Aspen Title & Escrow, Inc., 525 Math Street; posterior of the Aspen Title & Escrow, Inc., 525 Math Street; posterior of the Aspen Title & E

9 74 045350 80 (114385 1851 and shall shier into written decrow instruction in form scritsfactory to each escrow holder, instructing said holder that when, and if grandes shall have poid the balance of the purchase price in accordance with the terms and conditions of this contract said escrow holder shall deliver said instruments to vendee, but that in case of default-by-vendee said escrow holder shall on demand, surrender said instruments to vendor. necessaries called the render, and But in case vendee 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 other terms or conditions of this agreement, time of payment and strict performance being declared to be the essence of this agreement, then vendor shall have the following rights: (1) To foreclose this contract by strict foreclosure in equity; (2) To declare the full unpaid balance immediately due and payable; (3) To specifically enforce the terms of the agreement by suit in equity; (4) To declare this contract null and void, and in any of such cases, except exercise of the right to specifically, enforce this agreement by suit in equity, all the right and interest hereby created or then existing in favor of vendee derived under this careement; shall utterly cease and determine, and the premises aforesaid shall revert and revest in vendor without any declaration of forfeiture or act of reentry, and without any other act by vendor to be performed and without any right of vendee of reclamation or compensation for money, paid or for improvements made, as absolutely, fully and perfectly as if this agreement had never been made, Should vendee, while in default, permit the premises to become vacant. Vendor may take possession of same for the pury way. modulated pose of protecting and preserving the property and his security interest therein, and, in the event possession is so taken by he seed a vendor, he shall not be deemed to have waived his right to exercise any of the foregoing rights and have been a line And in case suit of action is instituted to foreclose or to enforce any of the provisions hereof, the prevailing party in such suit or cetton shall be entitled to receive from the other party his costs which shall include the reasonable cost of title noi 13 Tepart and tille search and such sum as the trial court and or appellate court it an appeal is taken, may adjudge reasonable instat at beeque in it beeque to be notice to be some of the page of the page of the sould be some of the page of coads, as set forth in Book 301 at page 374 and 310 at page 430, Deed Records; Easener the set of t bus to in no way affect vendor's right hereunder to enforce the same not shall any waver by yendor of such breach of any proand a vision hereof be held to be a waiver of any succeeding breach of any such provision, or as a waiver of the provision itself. 03 99 In construing this contract, it is understood that vender of the vender may be more than one person that if the context so requires the singular pronoun shall be taken to mean and include the plural, the masculine, the feminine, 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, the parties hereto and their respective heirs, executors, administrators and assigns. Vendors herein hold title to the Property not as tenants in common but with the right of survivorship. per concurs from July 28 4 109 mail months NOTE: 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 persons acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses. able on October 1, 1991. allist of a state one of the control of the state of the control o Allen as to an undivided the distriction of the second near early progress, wast an exemption of a composition of the parties of their respective interesting the surface of their respective interesting to the parties of their respective interesting to the parties of the parties of the parties of their respective interesting to the parties of ers than a full insurable value with loss payable to the parties of their respective invited each value and parties to the value of the and acknowledged the foregoing instrument to be . his act and deed. early top of helders amount of the Public for XXX California

De la Charge de la County My commission expires:

Until a charge le requested, dr. Factoments shall be sent to the following name and address: installing her people ochare to ever in superior backer becaute decider as the little to the little and the lit Bobert T. Hills, Sr. recention communities in the state of the second State of Oregon, County of _ I certify that the within instrument was received for record on the _ _ o'clock __ m and recorded in book . at RETURN From the office of on page Record of Deeds of said County. said Trust De WILLIAM L. SISEMORE Witness My Hand and Seal of County Affixed. Attorney at Law

First February Inc., 525 Mable larger Tible & Escrev, Inc., 525 Mable larger Larger 540 Main Street Klamath Falls, Ore.

at Kiggoth Egila.

County Clerk - Recorder

CAL-23

되어 불러받으러 많으로 그 나는 이 이 사람이 그렇게 됐	On this the 11764 day of TULY 1920, before m
ate of California	TIM C. ROCKWOOD
Qui DIEGO SS.	the undersigned Notary Public, personally appeared
ounty of 9770 OZCGC	the undersigned Notary Public; personally appeared
	CESLIE ALLEN
	personally known to me
	proved to me on the basis of satisfactory evidence
OFFICIAL SEAL TIM L. ROCKWOOD	the the recon(s) whose name(s)
NOTARY PUBLIC-CALIFORNIA	within instrument, and acknowledged that
SAN DIEGO COUNTY Commission Expires 3-22-94	WITNESS my hand and official seal.
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하는 사람들은 이 사람들이 하는 것이 되었다.	FORM NO. 23 — ACKNOWLEDGMENT
	FORM NO. 23 — ACKNOWLES FOR NO. 25 — ACKNOWLES OF STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.
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County of Klamath	July, 19.90_
	this 19th day of July , 19.90.
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BE IT REMEMBERED, That on before me, the undersigned, a Notary Publ.	this 19th day of July , 19.90. This is and for said County and State, personally appeared the within AND BETTY J. HILLS, husband and wife
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