20586 CONTRACT, Made this 24 day day	Season market in the Company of the
Trivo CONTRACT Mode this 24 day	. CPDTFWBRP 19 90 between
THIS CONTRACT, MADE TOYCE L. EME	RSON (MOTHER AND DAUGHTER)
MICKEY AND KAREN MCKINNEL (HOUSE	
9514 HILL RD. KLAMATH FALLS UR. 9	and agreements herein contained, the seller
WITNESSETH: That in consideration of the mu	itual covenants and agreements herein contained, the seller inchase from the seller all of the following described lands County, State ofOREGON, to-wit:
rees to sell unto the buyer and the buyer agrees to per	County, State ofOREGON, to-wit:
a premises situated in	A 20 SECUTION 29 RANGE #10 E.W.M.
ORTION SW 1/4 of SE 1/4 of TOWNSHIE TAX LOT #3910-2100 AREA CODE #164	9505 HILL ROAD KLAMATH FALLS OR.
TAX LOT #3910-2100 IMEM 002-	. []
	이 시작 등록 기계를 내용하는 것이 되는 것이 되었다.
	ac 000 00
or the sum of THIRTY-SIX THOUSAND AND	00/100 ************* Dollars (\$ 36,000.00)
hereinafter called the purchase price) on account of wi	hich 00/00 NONE
Dollars (\$007.00) is f	and on the executive amounts as follows to-wit:
cknowledged by the seller), and the remainder to be pe	T FOR BALANCE OF PURCHASE PAYABLE AT\$40
SELLER TO GIVE A LAND SALES CONTRACT PER MONTH INCLUDING PRINCIPLE AND I	INTEREST AT 9% PER ANNUM. FIRST PAYMENT
DUE NOVEMBER 15,1990. TAXES AND II	TO THE CENT TO SELLER BY SAID DATE.
BY NOVEMBER 15th., PROOF OF SUCH PA	YMENT TO BE SENT TO SELLER BY SAID DATE. EN THE PROPERTY IS SOLD THE BALANCE IS
THIS CONTRACT IS NOT ASSUMABLE. DUE ON SALE OF SAID PROPERTY.	All Marie Commission of the Co
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	while there are the second of the second sec
	If hear interest at the rate of per cent per annum from
All of said purchase price may be paid at any time; all deferred balances sha NOVEMBER 15,1990 until paid, interest to be put	ill bear interest at the rate of the ing included in the minimum regular payments in addition to the minimum regular payments in addition to NOVEMBER 15.1990 19
- to the current tax year shall be s	prorated between the parties hereto as of 180 v 1811
The buyer warrants to and covenants with the seller that the real process.	opinity accessed
(B) for an organization or (even if buyer is a natural person) is it	BER 1, 1990, 19, and may retain such possession so long as
The buyer shall be entitled to possession of said tambers to buyer agrees the buyer is not in delault under the terms of this contract. The buyer agrees the buyer is not not condition and repair and will not suller or permit any we have a support of the said tables.	hat at all times buyer will keep the premises and the buildings, low construction and all aste or strip thereof; that buyer will keep said premises free from construction and all aste or strip thereof; that buyer will keep said premises free from construction and all costs and attorney's tees incurred by seller in delending against any such liens; they have been such as a s
other liens and save the seller harmless therefrom and reimburse seller for	all water rents, public charges and municipal liens which nevertee had keep insured al
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d 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 them, punctually within 20 days of the time limited therefor, or fail to keep any agreement herein contained, then the seller at seller's winds rights. e required, or any of them, punctually within 20 days of the time limited therefor, or fail to keep any agreement nerem contained, then the seller at shall have the following rights:

(1) To declare the contract carcelled for default and rull and void, and to declare the purchaser's rights forfeited and the debt extinguished, and to retain earning the whole unpaid principal balance of said purchase price with the interest thereon at once due and payable:

(2) To declare the whole unpaid principal balance of said purchase price with the interest thereon at once due and payable:

(3) To withdraw said deed and other decourants from serrow; and/or

(4) To forechow the contract by sair nequity.

(1) To notechow the contract by sair nequity.

(1) In any of such cases, all rights and interest created or then existing in lavor of the buyer as against the seller hereunder shall revert in said seller without any act of the possession of the premises above described and all other rights acquired by the buyer hereunder shall revert to and revest in said seller without any act of the possession of the premises above described and all other rights acquired by the buyer extender shall revert to and revest in said seller without any sort of the possession of the premises above described and without any right of the buyer of exturn, reclamation or compensation for moreys paid on account of the possession of the premises and in case of such default all payables of said property as absorbed by the said seller of the buyer of said premise up to the time of such payables of said premise up to the time of such default, shall have the right immediately, or the said seller upon the said seller, to enter upon the said seller and appurtenances thereon or thereto belonging.

The buyer further agrees that lealner by the seller at any time to require performance by the buyer of any provision hereol shall in no way affect seller's such provision, or as a waiver of the provision itself. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$...36,000.00 However, the actual consideration consists includes other property or value given or promised which is the whole consideration (indicate which). The true and actual consideration paid for this transfer, stated in terms of dollars, is \$...35 ...40. UUU ...UL) However, the actual consideration consists of includes other property or value given or promised which is the whole consideration (indicate which). (a)

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 less to be allowed the prevailing party in said suit or action and if an appeal is taken from any sum as the trial court, the losing party further promises to pay such sum as the appealace court shall adjudge reasonable as the prevailing party in said suit or action and if an appeal is taken in decree of the trial court, the losing party further promises to pay such sum as the appealace court shall adjudge reasonable as the prevailing party in said suit or action and if an appeal is taken to make the losing party further promises to pay such sum as the appealace court shall adjudge reasonable as the prevailing party in said suit or action and if an appeal is taken to make the promises to pay such sum as the appealace court shall adjudge reasonable as the prevailing party in said suit or action and if an appeal is taken to mean and include the seller or the buyer may be more than one person or a corporation; that if the context so requires, the attention of a 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 attention of a corporation and include the plural and the neuter, and that generally all grammatical changes shall be made, assumed and implied to infolate promounts 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 infolate promounts shall be taken to mean and include the plural and the neuter, and that generally all grammatical changes 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 FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES. * BUYER: Cemply with ORS 93.905 et saq prior to exercising this remedy.

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030. OCTORS 1, 1990 (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, County of Klamath STATE OF OREGON, This instrument was acknowledged before me on September 24/90. , Karen McKinney, County of This instrument was acknowledged before me on ____, 19......, by and Joyce Emerson Notary Public for Oregon (SEAL) Notary Public for Oregon APril 1, 1994 My commission expires: (SEAL) My commission expires: operty, at a time more than 12 months from the date that the instrument of for, acknowledgment of deeds, by the conveyor of the title to be conveyor not later than 15 days after the instrument is executed and the particle of not more than \$100. gine of not more than \$100. MINUED) VICE OF POSCIDASE PATADAS ATS 200 hir thinks policine annual c i per production percent i di портас поив STATE OF OREGON, County of Klamath Filed for record at request of: 24th day of <u>Sept</u> A.D., 19 90 o'clock ___P_M. and duly recorded on this 3:58 Page __19245 at of Deeds in Vol. __M90 County Clerk

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Evelyn Biehn

Fee, \$33.00

By Dauline Muclender

Deputy.

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