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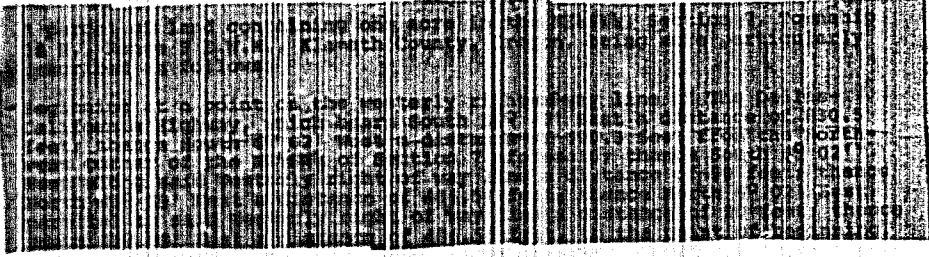
Vol 190 Page 19806

CONTRACT--REAL ESTATE

THIS CONTRACT, Made the FIRST day of MARCH, 1990, between Warren Hurtege & Barbara Joan Sloan

of the County of Josephine & Multnomah and State of Oregon, hereinafter called the seller, and Manuel Robin Hernandez & Shirley Jean Hernandez, husband and wife of Klanath, and State of Oregon, hereinafter called the buyer,

WITNESSETH, That in consideration of the stipulations herein contained and the payments to be made as hereinafter specified, the seller hereby agrees to sell, and the buyer agrees to purchase, the following described real estate, situate in the County of Klanath, State of Oregon, to-wit:



9, Section 7,

for the sum of Twenty six thousand and six hundred Dollars (\$ 26,600)
(in amount of which Two thousand Dollars (\$ 2,000)
is paid on the execution hereof (the receipt of which is hereby acknowledged by the seller), and the remainder to be
paid to the order of the seller with interest at the rate of 5% per cent per annum from January 6,
1990 on the dates and in amounts as follows:

Two hundred fifty-four and fifty-six cents (254.56) on the sixth (6th)
day of each month for ten (10) years, with the last payment due on January 6,
2001. No penalties due if paid off early.

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 investment or business purposes.
Terms for the interest in year shall be provided between the parties hereto and of the date of this contract. The buyer, in consideration of the premises,
hereby agrees to pay all taxes hereafter levied and all public and municipal fees and assessments hereafter lawfully imposed upon said premises, all promptly
and before the same or any part thereof become past due. The buyer will keep all buildings now or hereafter erected on said premises insured in favor of the seller
against loss or damage by fire (with extended coverage) in an amount not less than \$
and will have all policies of insurance on said premises made payable to the seller as seller's interest may appear and will deliver all policies of insurance on said
premises to the seller as same are insured. All improvements placed thereon shall remain, and shall not be removed before final payment be made for said above
described premises.
(Continued on reverse)

IMPORTANT NOTICE: Deeds, by Buyer not, whichever phrase and whether warranty (A) or (B) is not applicable. If warranty (A) is applicable and if the seller is a
seller, on each word is defined in the Uniform Land Use Act and Regulations at 3, the seller must comply with the Act and Regulations by making required disclosures for this
purpose, see the Uniform Form No. 1219 or similar.

WARREN HURTEGE & BARBARA SLOAN
6170 LOWER RIVER RD.
GRANTS PASS OR 97526
SELLER'S NAME AND ADDRESS
MANUEL ROBIN HERNANDEZ & SHIRLEY JEAN
RT. 5 BOX 1073
KLANATH FALLS OR 97621
BUYER'S NAME AND ADDRESS
WARREN HURTEGE & BARBARA SLOAN
6170 LOWER RIVER RD.
GRANTS PASS OR 97526
NAME, ADDRESS, ZIP
Until a change is requested, all documents shall be sent to the following address:
WARREN HURTEGE & BARBARA SLOAN
6170 LOWER RIVER RD.
GRANTS PASS OR 97526
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____
I certify that the within instru-
ment 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/instru-
ment/microfilm/reception No. _____
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

By _____
NAME TITLE
Deputy

Return: Josephine County Title
P.O. Box 71, Grants Pass, Or. 97526

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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1	2	3	4	5	6	7	8	9	10	11	12	13</																																																																																							

- 1) To declare this contract canceled for total and full and void, and to declare the purchaser's rights forfeited and the debt extinguished, and to retain same proceeds and benefits for the buyer.

[illegible]

11. Any breach by Seller of any provision hereof shall in no way affect Seller's obligation to perform its obligations hereunder, nor shall any breach by Buyer of any provision hereof be held to be a waiver of any succeeding breach of any provision of the previous time.

7) If true and actual consideration paid for this bond, stated in terms of dollars, is \$ 26,600 ① However, the actual consideration consists of the following other property or value given or promised which is one of the consideration (indicate which). ①

IN WITNESS WHEREOF, the undersigned, being duly sworn, have hereunto set their hands and seals at the City of New York, New York, this 14th day of May, 2018.

13. In construing this statement, 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 number shall be taken to mean plural number; and the context, and that generally all grammatical changes shall be made, assumed and implied to make the sentences herein agree equally to corporations and to individuals.

The agreement shall bind and inure to the benefit of, as the circumstances may require, not only the immediate parties hereto but their respective heirs, successors, administrators, personal representatives, executors 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 FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

* H27121: Comply with GDS 91.903 as reqd prior to searching in a rec'd by H27114-17 a sentence between the symbols ①, ② not applicable, what'd be at least. Use GDS 91.903.

STATE OF OREGON,
County of Clatsop, Astoria
Winnick 8-6-1970

Personally appeared the above named
Magnumel Robin Hernandez
Shirley Glen Hernandez
and acknowledged the foregoing instru-
ment as the their voluntary act and deed.

(OFFICIAL SEAL) Before me:
Lillian M. Pinkard
Notary Public for Oregon
My commission expires 8-10-93

STATE OF OREGON, County of _____) ss.
19 _____

Personally appeared _____ and _____ who, being duly sworn each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

§ 13-00-135 (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, and such acknowledgment, if a notary public thereof, shall be recorded by the conveyor not later than 15 days after the instrument is executed and the parties bound thereunder.

DEANNA M. PINKARD
NOTARY PUBLIC-ORIGON
R-10-93

DESCRIPTION CONTINUED

Nina Bauer
DENISE J. ZADNER
NOTARY PUBLIC ORG.COM
My Commission Expires 1-23-94

August 1970
Barbara K. Newman
4-18-93
for Warren Hunter

August 14, 1990
State of Oregon
County of: Mult.
Personally appeared the above named
Barbara Jean Slossar and acknowledged
the foregoing instrument to be a voluntary
act and deed
Nelson, Skinner
8/14/90

STATE OF OREGON: COUNTY OF KLASIMATE 33
 Filed for record at request of _____ the 1st day
 of Oct. A.D. 19 91 at 12:23 o'clock P.M., and duly recorded in Vol. M90
 of _____ on Page 19806
 Evelyn Biehn - County Clerk
 By Pauline Mullendore
 FEE \$33.00