

21291

CONTACT—REAL ESTATE

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THIS CONTRACT, Made this 11st day of August, 1990, between
Donald E. Le Beau and Suzanne Le Beau

and James Bentson and Joann Bentson hereinafter called the buyer.

WITNESSETH: That in consideration of the mutual covenants and agreements herein contained, the seller agrees to sell unto the buyer and the buyer agrees to purchase from the seller all of the following described lands and premises situated in Klamath County, State of Oregon to-wit:

Description: W $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of S15 T23 R10 Acct. #51-2310-1500-1200

Description: E $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of S15 T23 R10 Acct. #51-2310-1500-1300

for the sum of Sixty Thousand Dollars (\$ 60,000.00)
(hereinafter called the purchase price) on account of which Ten Thousand
Dollars (\$ 10,000.00) is paid on the execution hereof (the receipt of which is hereby acknowledged by the
seller); the buyer agrees to pay the remainder of said purchase price (to-wit: \$ 50,000.00) to the order of
the seller in monthly payments of not less than Seven Hundred
Dollars (\$ 700.00) each, Month

payable on the 1st day of each month hereafter beginning with the month of September, 1990, and continuing until said purchase price is fully paid. All of said purchase price may be paid at any time; all deferred balances of said purchase price shall bear interest at the rate of 10 per cent per annum from August 1, 1990 until paid, interest to be paid Monthly and * Zero percent being included in the minimum monthly payments above required. Taxes on said premises for the current tax year shall be prorated between the parties hereto as of the date of this contract.

The Buyer warrants to and covenants with the seller that the real property described in this contract is

* (1) Authority for family or household purposes.

[illegible]

The buyer shall be entitled to possession of said land on or about August 1, 1990, and may retain such possession so long as there is no default under the terms of this contract. The buyer agrees that at all times buyer will keep the premises and the buildings, now or hereafter erected thereon, in good condition and repair and will not suffer or permit any waste or strip thereof; that buyer will keep said premises free from construction and all other items and have the seller assume therefrom and reimburse seller for all costs and attorney's fees incurred by seller in defending against any such liens; that seller will pay all taxes hereafter levied against said property, as well as water, sewer, rents, public charges and municipal liens which hereafter lawfully may be assessed upon said premises, all promptly before the same or any part thereof become past due; that at buyer's expense, buyer will insure the buildings now or hereafter erected on said premises against loss of damage by fire (with extended coverage) in an amount not less than \$1,000,000.00. In the event of any loss or damage to the buildings or contents thereof by fire, theft, wind, hail, rain, water, water rents, taxes or charges or to the contents thereof, the seller may do so and any payment so made shall be added to the purchase price of the property and secured by this contract and shall bear interest at the rate hereinaid, without waiver, however, of any right arising to the seller for buyer's breach of contract.

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When we last agreed that as seller's expense and within _____ days from the date hereof, seller will furnish unto buyer a title insurance policy insuring him an amount equal to said purchase price) marketable title in and to said premises in the seller or on or subsequent to the date of this agreement, save and except the (any of provided exceptions and the building and other restrictions and easements now of record, if any. Seller also agrees that when said purchase price is fully paid the buyer request that upon execution of this agreement, seller will deliver a good and sufficient deed conveying said premises in fee simple unto the buyer, together with and with, free and clear of encumbrances as of the date hereof and free and clear of all encumbrances since said date placed, permitted or arising in, the right or under title, including, however, the all ed easements, restrictions and the taxes, municipal liens, water rents and public charges so assumed by the buyer and further accepted all times and encumbrances thenceforth by the buyer or buyer's assigns.

(Continued on p. 11)

*IMPORTANT NOTICE: Below, by ticking out, whichever phrase and whichever warranty (A) or (B) is not applicable. If warranty (A) is applicable and if the seller is a merchant, then it's word is defined in the Truth-in-Lending Act and Regulation Z, the seller MUST comply with the Act and Regulation by making required disclosures; for this purpose, see Stamps-Howe form 116, T319 or similar.

Donald R. & Suzanne Le Beau
503215 Highway 31
La Pine, Oregon 97739

地址：上海南京路100号 电话：021-23111111

Janet & Joann Bentson
374 Miller Ave. N.E.
Salem, Oregon 97303

PLAYER NAME AND ADDRESS

Approved for release by NSA on 08-28-2014 pursuant to E.O. 13526

Emichutes County Title
P.O. Box 323
Hoid OR 97709

NAME ADDRESS ZIP

Under the terms of the contract, the contractor shall be responsible for the design, construction, and maintenance of the project.

James & Joann Bentson
574 Miller Ave. N.E.
Salem, Oregon 97303

NAME ADDRESS, CITY

STATE OF OREGON.

County of _____

SS

I certify that the within instrument 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/instrument/microfilm/reception No. _____.
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

NAME

TITLE

By _____ Deputy

