

22232

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Articles of Agreement, MADE this 12th
of Our Lord One Thousand Nine Hundred and ninety

day of October in the year

BETWEEN Thomas Lloyd Junkins

party of the first part and Thomas Lloyd Junkins and Evelyn M. Junkins
(husband and wife)

party of the second part

WITNESSETH, That if the party of the second part shall first make the payments and perform the covenants hereinafter mentioned on this part to be made and performed, the said party of the first part hereby covenants and agrees to convey and assure to the said party of the second part, in fee simple, clear of all incumbrances whatever, by a good and sufficient General Warranty Deed, the for pieces, or parcel of ground, situated in the County of Klamath and State of Oregon known and described as follows, to-wit:

(Township 37 South, Range 10 East, W.M.)
(Section 5:) South $\frac{1}{2}$ of South $\frac{1}{2}$ of North $\frac{1}{2}$ of
Government Lot #7:
(10 acres)

And the said party of the second part hereby covenants and agrees to pay to the said party of the first part at the office of Thomas Lloyd Junkins, RR1, Box111, Canton, MO 63435

the sum of one

Dollars, in the manner following:

the sum of one

Dollars, cash on or before the date of delivery hereof,

receipt whereof is hereby acknowledged, and accepted

with interest at the rate of 0 per centum per annum, payable 0 annually on the whole sum remaining from time to time unpaid, and to pay all general taxes and special assessments or impositions that may be legally levied or imposed upon said land, subsequent to the year 19 90 And in case of failure of the said party of the second part to make either of the payments, or any part thereof, or perform any of the covenants on this part hereby made and entered into, this contract shall, at the option of the party of the first part, be forfeited and determined, and the party of the second part shall forfeit all payments made by them on this contract and such payments shall be retained by the said party of the first part in full satisfaction and in liquidation of all damages by party of the second sustained and they shall have the right to re-enter and take possession of the premises aforesaid.

Possession to be given on or before November 1

19 90

Abstract showing a merchantable title in owner of record at date of conveyance shall be furnished by first party for examination by second party not less than 0 days before final payment.

The party of the second part further covenants and agrees that they

will at once have such

building, if any, as may be now or hereafter upon said real estate, insured against loss by fire, lightning and tornado, to their insurable value, policies to be issued in the name of and deposited with the party of the first part, but loss to be made payable to both parties hereto according to their respective interests at the time of loss. Existing insurance shall be assigned to second party upon payment to first party pro rata for the unexpired term.

Deputy.