<sup>™</sup> 26039	CONT	RACT—REAL ESTATE	Vol.mal P	arie 3125 &
THIS CONTRA	CT, Made this 20	day of Feb	• • • • • • • • • • • • • • • • • • • •	199/ between
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WITHESSETH	S. ENGEL		hereinaf	ter called the hover
igrees to sell`unto the	That in consideration of the buyer and the buyer agrees to	to purchase from the s	eller all of the follow	vino described lands
and premises situated i	n Blamate	County, Sta	nte ofOregon	, to-wit:
The North 41	5 feet of the West	1050 feet of	Tot 14 :- 73	
KLAMATH FALI State of Ore		SYCAN UNIT, in	the County of	CK 1/ Of Klamath
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the sale	es to pay the remainder of sai	ia purchase price (to-i	wit: S. TOUU,	) to the order of
the seller in monthly r	payments of not less than			
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And it is understood 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 above required, or any of them, punctually within 20 days of the time limited therefor, or fail to keep any agreement herein contained, then the seller at seller's option shall have the following rights:

(1) To declare this contract cancelled for default and null and void, and to declare the purchaser's rights torleited and the debt extinguished, and to retain sums previously paid hereunder by the buyer;

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

(3) To foreclose this contract by suit in equity.

In any of such cases, all rights and interest created or then existing in lavor of the buyer as against the seller hereunder shall utterly cease and the right to 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 re-entry, or any other act of said seller to be performed and without any right of the buyer of return, reclamation or compensation for moneys paid on account of the purchase of said property as absolutely, fully and perfectly as if this contract and such payments had never been made; and in case of such default, shall have the right immediately, or at any time thereafter, to enter upon the land aloresaid, without any process of law, and take immediate possession thereof, together with all timprovements and appurtenances thereon or thereto belonging.

The buyer further affects that failure by the seller at any time to require performents and appurtenances thereon or thereto belonging.

The buyer further agrees that failure by the seller at any time to require performance by the buyer of any provision hereof shall in no way affect seller's right hereunder to enforce the same, nor shall any waiver by said seller of any breach of any provision hereof be held to be a waiver of any succeeding breach of any such provision, or as a waiver of the provision itself.

of or includes other property or value given or promised which is part of the	ns of dollars, is \$
	e lorce any provision hereot, the losing party in said suit or action agrees to pay such wed the prevailing party in said suit or action and it an appeal is taken from any sy such sum as the appellate court shall adjudge reasonable as the prevailing party's
In construing this constract, it is understood that the seller or the buyer ingular pronoun shall be taken to mean and include the plural and the neuter nake the provisions hereof apply equally to corporations and to individuals.  This agreement shall bind and inure to the benelit of, as the circumstaccutors, administrators, personal representatives, successors in interest and a	may be more than one person or a corporation; that if the context so requires, the , and that generally all grammatical changes shall be made, assumed and implied to ances may require, not only the immediate parties hereto but their respective heirs, satigns as well.
	xecuted this instrument in duplicate; if either of the under- gned and its seal affixed by an officer or other person duly
authorized to do so by order of its board of directors.	greed and his seal arrived by an ornicer or other person duly
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-	Cana III. (Menos) (O).
CRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND ISE 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.	Cheresa Caron
* SELLER: Comply with ORS 93.905 et seq prior to exercising this remedy. NOTE—The sentence between the symbols (), if not applicable, should be deleted.	See ORS 93 930
The control of the co	the fee the movement of the contract of the contract of
STATE OF OREGON, County of Klamath	) ss.
This instrument was acknowledged before me on by Edwa M. Lenos and Theresa J. Engel	February-20, 19.91,
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Notary Public for Oreg	<del>alia.</del> Clastic vice (1906), i Agriculte de la casa de la <b>Son</b> ición
My commission expires April 1, 1994	form the group of the first of the state of
ORS 93.635 (1) All instruments contracting to convey fee title to as is executed and the parties are bound, shall be acknowledged, in the mann veyed. Such instruments, or a memorandum thereof, shall be recorded by ties are bound thereby.  ORS 93.990(3) Violation of ORS 93.635 is punishable, upon convicti	ny real property, at a time more than 12 months from the date that the instrumer er provided for acknowledgment of deeds, by the conveyor of the title to be core the conveyor not later than 15 days after the instrument is executed and the parton, by a fine of not more than \$100.
	ION CONTINUED)
TATE OF OREGON: COUNTY OF KLAMATH: ss.	
filed for record at request of Edna M. Lenc	os the 20th da
f Feb. A.D., 19 91 at 3:46	o'clock P M., and duly recorded in Vol. M91
of <u>Deeds</u>	on Page 3125
FF \$33.00	Evelyn Biehn County Clerk  By Queline Mullinder
EE \$33.00 cc 1.50	By Summer I Turner Land
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