그는 사람 눈망 많다. 그렇게 고도 가지 것 것 것 것 같은 것 같은 감독을 가 많은 것 같은 것	REAL ESTATE Vol. m91 Page 7239
28415 THIS CONTRACT, Made thisday	x of April, 19, between
Donald W. Andresen and Donald	the seller
Steven S. Stults and Robbin RStul	
ees to sell unto the buyer and the buyer agrees to put to premises situated inKlamath	utual covenants and agreements herein cortained, the seller urchase from the seller all of the following described lands
Lot 17, Block 7, PLEASANT VIEW	TRACTS, in the County of Klamath,
State of Oregon.	
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or the sum of FORTY THOUSAND	ETGHT THOUSAND
or the sum of <u>FORTY THOUSAND</u> hereinafter called the purchase price) on account of w	reof (the receipt of which is hereby acknowledged by th
eller); the buyer agrees to pay the remainder of said I	reof (the receipt of which is hereby acknowledged by the purchase price (to-wit: \$ 32,000.00) to the order of R HUNDRED
eller); the buyer agrees to pay the remainder of said he seller in monthly payments of not less than FOU pollars (\$ 400.00) each,	
Ollars (
The second is not an interference and produces a state contraction	the month of May , 1991
payable on the <u>lst</u> day of each month hereafter h	beginning with the month of <u>May</u> , 1991 . All of said purchase price may be paid at any time; all d
payable on the <u>lst</u> day of each month hereafter h and continuing until said purchase price is fully paid.	13.0 per cent per annum from
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bayable on the _lstday of each month hereafter L and continuing until said purchase price is fully paid. Gerred balances of said purchase price shall bear interest Aprill991_until paid, interest to be paid monthly payments above required. Taxes on said prem- parties hereto as of the date of this contract. The buyer wareants to and covenants with the seller that the real pr (A) primarily lor buyer's personal, family or household purpose. (B) for an organization or (even if buyer is a natural person) is for the buyer shall be entitled to possession of said lands on buyer is not in default under the terms of this contract. The buyer access in good condition and repair and will not an transler or permit any will obtain good condition and repair and will not an transler or permit any will buyer will pay all taxes hereafter levied against said property, as well as imposed upon said premises, all promptly before the same or any part the buildings now or hereafter exceed on said premises adjainst loss or damage is a company or commanies satisfactory to the seller, with loss payable I policies of insura of the deliver of the seller may do so and any payment. Note of the seller agrees that at seller's expense and within0	st at the rate of 13.0 per cent per annum from monthly and * Six XMXXXXX the minimum mises for the current tax year shall be prorated between t roperty described in this contract is or business or commercial purposes. 19.91, and may retain such possession so long that at all times buyer will keep the premises and the buildings, now or herestler erest after or stip thereof, that by purper by selfer in detending against any such liens. all water and atto public charges and municipal liens which herealier lawfully may are or stip thereof that at buyer as expense, buyer will insue and keep insured by the (with extended coverage) in an amount not less than 5. INSULTABLE by the (with extended coverage) in an amount not less than 5. INSULTABLE is to the seller and then to the buyer as their respective rents, taxes or charges o it the buyer will liven by source of the debt secured by this contract days from the date hereof, seller will furnish unto buyer a title insurance policy insu- said participal of the seller of any solver all to be date of this agreement, sare safe premises in the seller of a subsequent to the date of this agreement, sare if the one of record, if any. Seller also agrees that when said purchase the date hereof and thee and clear of all encumbrances since said at placed. permits the seller MUST comply with the Att and Regulation by making required disclosures; for in book/recit/yolume No. FOR NUST comply with the Att and Regulation by making required disclosures; for in book/recit/yolume No. FOR NUST CONDER'S USE, ment/microfilm/reception No. Record of Deeds of said county. Witness my hand and seal (County affixed. Witness my hand and seal (County affixed.

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Debith

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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 saller 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 forfited and the debt extinguished, and to retain sums previously paid hereunder by the buyer,⁹ (3) To declare the whole unpaid principal balance of said purchase price with the interest thereon at once due and payable; and/or (3) To declare the whole unpaid principal balance of said purchase price with the buyer as against the seller hereunder shall uterly 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 reversion is add seller without any right and uncertain due to the premises above described and all other right acquired by the buyer hereunder shall revert to and reversion of moneys paid on account of the premises above described and all other rights acquired by the buyer hereunder shall revert to and reversion of moneys paid on account of the premises dover described and all other rights and such payments had never been made; and in case of such default all pay ments thereid ore and east, the right immediately, or at any time thereafter, to entry on the land all oresaid, without process of law, and take immediate possession thereof, default with all the right immediately, or any any monther aller all alloresaid, without process of law, and take immediate possession thereof, together with all the right improvements and appurtenances thereafter to enter upon the land alloresaid, without process of law, and take immediate possession thereof, together with all the require performances thereafter to enter upon the land alloresaid, without process of law, and tak The buyer further agrees that failure by the seller at any time to require performance by the buyer of any provision hereol shall in no way affect seller's 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 auch provision, or as a waiver of the provision itself. 51.75 3.0 at a asa i de alle transferance IN WITNESS WHEREOF, said parties have executed this instrument in duplicate; if either of the undersigned is a corporation, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors. endi isu Andresen - Seller THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-SCRIBED 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 APPROVED USES. Donald Ŵ 101 Pobl Buyer * SELLER: Comply with ORS 93.905 at sag prior to exercising this reme NOTE-The sentence between the symbols (), if not applicable, should be deleted. See ORS 93.030. STATE OF OREGON, County of KLAMATH) ss. th This instrument was acknowledged before me on April 19 91 Steven S. Stults and Robbin Stults Seagg by perezi el presente de la seguna d This instrument was acknowledged before me on han abalahang bahag bv. as . OFFICIAL SEAL JOHN F. OBEDOWSKI NOTARY PUBLIC-ORECON COMMISSION NO. 004238 MY COMMISSION EXPIRES JAN. 24, 1995 1 ekabeli da an ei ants ORS 93.635 (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 cuted and the parties are bound, shall be acknowledged, in the manner provided for acknowledgment of deeds, by the conveyor of the title to be con-. Such instruments, or a memorandum thereof, shall be recorded by the conveyor not later than 15 days after the instrument is executed and the par-re bound thereby. ORS 93.990(3) Violation of ORS 93.635 is gunishable, upon conviction, by a fine of not more than \$100. are any of the states of FORM NO. 23 - ACKNOWLEDGMENT STEVENS-NESS LAW PUB. CO., PORTLAND, ORE STATE OF OREGON. SS. County of Jackson 19 91 before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within Donald W. Andresen and Donna M. Andresen known to me to be the identical individual. S described in and who executed the within instrument and acknowledged to me that Othey executed the same freely and voluntarily. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written. Chr. Notary Public for Orego My Commission expires i. 9 Sng. STATE OF OREGON: COUNTY OF KLAMATH: Filed for record at request of Aspen Title & Escrwo 22nd A.D., 19 <u>91</u> at <u>10:56</u> o'clock <u>a</u> M., and duly recorded in Vol. Deeds on Page 7239 the day of _ April M91 on Page of EVELY BIEHN By Derneth County Clerk

FEE \$33.00