29572	ACT-CEAL ESTATE-Monthly Payment	CONTRACT-REA	L ESTATE			
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And it is understood and spreed between asid parties that time is of the essence of this contract, and in case the buyer shall fail to make the payments 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 forlisited and the debt extinguished, and to retain sums previously paid here under by the buyer.<sup>9</sup> (2) To declare the whole ungaid principal balance of said purchase price with the intervet thereon at once due and payable; and/or (3) To declare the whole ungaid principal balance of the extinguished and the extinguished, and to retain must previously paid here under by the buyer.<sup>9</sup> (3) To declare the whole ungaid principal balance of the extinguished of the buyer as against the sailer hereunder shall utterly cases and the rights (3) To declare the whole ungaid principal balance of the extinguish in favor of the buyer as against the sailer hereunder shall utterly cases and the right and interest created or then existing in favor of the buyer thereunder shall rever to and research of moneys paid on account of the posterism of the premises above described and all other rights acquired by the buyer thereunder thall rever to and for and in case of such default any right of the buyer of the intervent of said property as absolutely, fully and perfectly as if this contract and much payments and research of said property as absolutely, fully and perfectly as if this intervent and reader of said property as absolutely, fully and perfectly as if the information of contract and reasonable rent of said property as absolutely, fully and perfectly as if this information and reasonable rent of said promises up to the time of such default, and the right and increase of such default, and the right and information process of law, and take immediate possission thereol, together with all the immediately, or at any time deprevents and approximate performance be reading approximate performance approximation approximate and reasonable ren Chester . B7..... The buyer further agrees that failure by the seller at any time to require performance by the buyer of any provision hereot shall in no way allect seller's hereunder to enforce the same, nor shall any walver by said seller of any breach of any provision hereot be held to be a walver of any succeeding breach of uch provision, or as a walver of the provision itsell. right h · • • • • • i siyi 3211 attorney's tees on such appeal. In construing this contract, it is understood that the seller or the buyer may be more than one perion or a corporation; that it the context so requires, the singular pronoun shall be taken to mean and include the plural and the neuter, and that generally all grammatical changes shall be made, assumed and implied to make the provisions hereot apply equally to corporations and to individuals. This agreement shall bind and insure to the benefit of, as the circumstances may require, not only the immediate parties hereto but their respective heirs, executors, administrators, personal representatives, successors in interest 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 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. ohn m. Schoonover 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 APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES. na D. J. vichel Makel Sur Iseic SELLER: Camply with ORS 93.905 et seq prior to exercising this remedy.
NOTE—The sentence between the symbols (), if not opplicable, should be deleted. See ORS 93.030. STATE OF OREGON; County of Klamath . 19 91 by \_\_\_\_\_ N. GILAN by ..... ...... ...of ... Charlotte Hores My commission expires 2-20-93 N.P 3 . HERONAL ST. 2.1<u>.3</u>.... 한 한 한 한 한 한 한 한 한 한 한 한 한 한 한 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-res bound thereby. ORS 93.990(3) Violation of ORS 93.635 is punishable, upon conviction, by a fine of not more than \$100. (DESCRIPTION CONTINUED) STATE OF OREGON: COUNTY OF KLAMATH: ss. 20th Aspen Title Co. day \_ the 10:35 o'clock <u>A</u> M., and duly recorded in Vol. <u>M91</u> is <u>on Page 9442</u> Evelyn Blehn County Clerk Filed for record at request of \_\_\_\_\_\_ A \_ A.D., 19 \_91 \_ at \_ of \_ Deeds of \_\_\_\_ e Mulendar By Raule FEE \$33.00 THE SHARE THE FORE FUEL STARS CALLES. CONS. the and the factor of the set when ngrees to self-mitis the start on layer afters to narries class them the solic of the self-point by the start that and the start is a self-point of the start for the self-point of the self-poi and there are not the product of the second s · •• 0.1 . . . CONFERENCE CONTRACTOR CONTRA 3415  $(p_{i},p_{i}) \in \mathbb{R}^{n}$ COMPRESS-REAL EXTATE Salass Sector Sectors and all CALLER COMMENT COMMENTS OF COMMENTS <u>∖</u>.;+..