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ASPEN 34586

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This Agreement, made and entered into this 30th day of November 1989 by and between William J. Wayman and Annabelle Wayman, husband and wife

hereinafter called the vendor, and Thomas J. Prewitt and Jill J. Prewitt hereinafter called the vendee.

WITNESSETH

Vendee S agrees to sell to the vendee S and the vendee S agrees to buy from the vendor S all of the following described property situate in Klamath County, State of Oregon, to-wit:

A tract of land situated in the NE 1/4 SW 1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: BEGINNING at a point on the Easterly right of way line of the old Dalles-California Highway, also known as Wocus Road, which point bears North 89 degrees 49 minutes West 429.2 feet; thence South 6 degrees 20 minutes West 752.2 feet from the center of Section 7, which point is the Northwest corner of the tract herein described; thence South 89 degrees 49 minutes East, 486.54 feet to a point; thence South 6 degrees 20 minutes West, 90 feet to a point; thence North 89 degrees 49 minutes West, 486.54 feet to a point; thence North 6 degrees 20 minutes East along said Easterly right of way line of the Dalles-California Highway, 90 feet to the place of beginning.

Tax Acct. No. 190-3809-007c0-01000 Key No. 429272

together with a 1976 Fleetwood mobile home, serial #WAFL1A633640237, Oregon license # X131602 1

Tax Acct. No. M131602-000

at and for a price of \$ 27,300.00, payable as follows, to-wit: \$3,000.00 at the time of the execution of this agreement, the receipt of which is acknowledged. \$2,000.00 without interest on or before December 1, 1990.

at this agreement the receipt of which is hereby acknowledged; \$22,300.00 with interest at the rate of 10. % per annum from December 1, 1989

month, inclusive of interest, the first installment to be paid on the 1st day of January 19 90 and a further installment on the 1st day of every month thereafter until the full balance and interest are paid. The vendors shall allow the vendees to replace the mobile home with another home of equal or greater value and vendors will instruct the escrow holder to deliver the certificate of title and power of attorney as may be necessary to effect such replacement.

Vendee S agrees to make said payments promptly on the dates above named to the order of the vendor, or the survivors of them, at the Aspen Title & Escrow, Inc.

Oregon; to keep said property at all times in as good condition as the same now are, that no improvement, now on or which may hereafter be placed on said property shall be removed or destroyed before the entire purchase price has been paid and that said property will be kept insured in companies approved by vendor against loss or damage by fire in a sum not less than \$ full insurable value with loss payable to the parties as their respective interests may appear; said policy or policies of insurance to be held by vendees. Copy to vendors that vendee shall pay regularly and seasonably and before the same shall become subject to interest charges, all taxes, assessments, liens and incumbrances of whatsoever nature and kind

and agrees not to suffer or permit any part of said property to become subject to any taxes, assessments, liens, charges or incumbrances whatsoever having precedence over rights of the vendor in and to said property. Vendee shall not cut or remove any timber on the premises without written consent of vendor. Vendee shall be entitled to the possession of said property

Vendor will on the execution hereof make and execute in favor of vendee good and sufficient warranty deed conveying a fee simple title to said property free and clear as of this date of all incumbrances whatsoever, and power of attorney authorizing Thomas J. Prewitt to sign sellers' name to any documents necessary to transfer title to the above-described mobile home

which vendee shall receive, and will place said deed and power of attorney and certificate of title together with one of these agreements in escrow at the Aspen Title & Escrow, Inc.

at Klamath Falls, Oregon

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and shall enter into written escrow instruction in form satisfactory to said escrow holder, instructing said holder that when said if, vendee shall have paid the balance of the purchase price in accordance with the terms and conditions of this contract, said escrow holder shall deliver said instruments to vendee, but that in case of default by vendee said escrow holder shall, on demand, surrender said instruments to vendor.

But in case vendee shall fail to make the payments aforesaid, or any of them, punctually and upon the strict terms and at the times above specified, or fail to keep any of the other terms or conditions of this agreement, time of payment and strict performance being declared to be the essence of this agreement, then vendor shall have the following rights: (1) To foreclose this contract by strict foreclosure in equity; (2) To declare the full unpaid balance immediately due and payable; (3) To specifically enforce the terms of the agreement by suit in equity; (4) To declare this contract null and void, and in any of such cases, except exercise of the right to specifically enforce this agreement by suit in equity, all the right and interest hereby created or then existing in favor of vendee derived under this agreement shall utterly cease and determine, and the premises aforesaid shall revert and revert in vendor without any declaration of forfeiture or act of reentry, and without any other act by vendor to be performed and without any right of vendee of reclamation or compensation for money paid or for improvements made, as absolutely, fully and perfectly as if this agreement had never been made.

Should vendee, while in default, permit the premises to become vacant, Vendor may take possession of same for the purpose of protecting and preserving the property and his security interest therein, and in the event possession is so taken by vendor he shall not be deemed to have waived his right to exercise any of the foregoing rights.

And in case suit or action is instituted to foreclose or to enforce any of the provisions hereof, the prevailing party in such suit or action shall be entitled to receive from the other party his costs which shall include the reasonable cost of title report and title search and such sum as the trial court and or appellate court, if an appeal is taken, may adjudge reasonable as attorney's fees to be allowed the prevailing party in said suit or action and or appeal, if an appeal is taken.

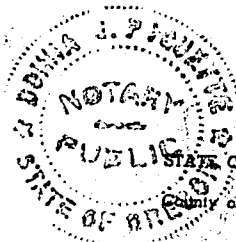
Vendee further agrees that failure by vendor at any time to require performance by vendee of any provision hereof shall in no way affect vendor's right hereunder to enforce the same, nor shall any waiver by vendor of such breach of any provision hereof be held to be a waiver of any succeeding breach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

In construing this contract, it is understood that vendor or the vendee may be more than one person; that if the context so requires the singular pronoun shall be taken to mean and include the plural, the masculine, the feminine, and the neuter, and that generally all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

This agreement shall bind and inure to the benefit of, as the circumstances may require, the parties hereto and their respective heirs, executors, administrators and assigns.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED 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.

Witness the hands of the parties the day and year first herein written.



William J. Wayman 12-18-89  
Annabelle Wayman 12-18-89  
Thomas J. Prewitt 12-18-89  
Jill Prewitt

STATE OF OREGON  
 County of Klamath } ss. November 30, 1989

Personally appeared the above named William J. Wayman, Annabelle Wayman, Thomas J. Prewitt and Jill J. Prewitt

and acknowledged the foregoing instrument to be their act and deed.

Before me: Danna J. Piquette  
 Notary Public for Oregon

My commission expires: 9-25-90

Until a change is requested, all tax statements shall be sent to the following name and address:

Return to  
 ATE collection

State of Oregon, County of Klamath.  
 I certify that the within instrument was received for record on the 20th day of June 1991 at 10:30 o'clock A.M. and recorded in book M91 on page 11834 Record of Deeds of said County.

From the office of  
 WILLIAM L. SISEMORE  
 Attorney at Law  
 First Federal Bldg.  
 540 Main Street  
 Klamath Falls, Ore.

Witness My Hand and Seal of County Affixed.

Evelyn Biehn, County Clerk  
 County Clerk - Recorder

By Ronnie Mueller  
 Deputy

Fee \$33.00