

31716

Vol. m91 Page 13314

This contract is made this 1st day of July, 1991 by and between Raymond A. Beard & Darlene M. Beard (sellers) and Dennis & Diane Clark (Buyer) seller agrees to sale unto the buyer and the buyer agrees to purchase from the seller all of the following described lands & premises known as 2169 & A,B,C,D & 2173 Madison situated in Klamath County Oregon. Beginning at a point 462 feet North of an iron pin driven into the ground at the Southwest corner of the Northwest quarter of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath county, Oregon, on the property of Otis V. Saylor, which iron pin is 30 feet East of the Center of a road intersecting the Dalles-California Highway on the North and which pin is 30 feet North of the center of said Dalles-California Highway: thence, East 330 feet; thence, North 132 feet; thence, West 330 feet; and thence, South 132 feet to the place of beginning.

Subject, however, to the following:

1. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.
2. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith.
3. Rules, regulations and assessments of South Suburban Sanitary District.
4. assessments and charges of the City of Klamath Falls for monthly water.
5. Reservations and restrictions as disclosed by Deed from A. J. Simmers, et ux, to Ivan Crumpacker, et ux, recorded November 17, 1944 in Deed Volume 170 on page 537, records of Klamath County, Oregon as follows: Rights of Way for irrigation and drainage ditches are hereby reserved and not more than 2 hogs shall be kept on said premises at any one time.

for the sum of One hundred fifty thousand and no/100----Dollars (\$150,000.00) There will be no down payment. Buyer agrees to pay to the order of the seller in monthly payments of not less than Thirteen Hundred Sixteen and 37/100.Dollars (\$1316.37) each month payable on the 15teenth. Beginning August 15, 1991. and continuing until purchase price is fully paid. all deferred balances of said purchase price shall bear interest at the rate of 10 per cent per annum from July 1, 1991 until paid, interest to be paid monthly and being included in the minimum monthly payments above required. Buyer will insure all property & buildings with full insurable value. Buyers shall have the privilege of prepaying the balance of this contract without penalty after Jan. 1, 1995

Buyers agree to furnish Sellers with proof of payment each year for taxes and fire insurance.

It is agreed that at the time of the sale of part or all of the property that the buyer & seller will decide at that time what should be done with the contract.

In witness said parties have executed this instrument in triplicate.

Raymond A. Beard Raymond A. Beard

Dennis Clark 7-3-91 D. Clark

Darlene M. Beard Darlene M. Beard

Diane Clark Diane Clark

STATE OF OREGON

COUNTY OF KLAMATH

SUBSCRIBED AND SWORN TO BEFORE ME

THIS 7-8-91

Supreme Court

MY COMMISSION EXPIRES 7-18-93

7-3-91 Diane Clark

Debra Leene

MY COMMISSION EXPIRES 02-06-93

13315

Return: Raymond Beard  
3936 Coronado Way  
Klamath Falls, Or. 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Raymond Beard the 9th day  
of July A.D., 19 91 at 4:23 o'clock P.M., and duly recorded in Vol. M91  
of Deeds on Page 13314.

FEE \$33.00

Evelyn Biehn - County Clerk

By *D. A. Biehn*