° 32327		CONTRACT-REAL ES	STATE	olmal Pag	e <u>14382</u> (}
THIS CO	NTRACT, Made this .Fi	rstday of .Q	ctober	•••••	., 19.88, between
CHRISTY	ECAKES(MCGEE)	ANARRIEDWOM	IANASHE	RSOLEANDS.E.	LREATE
and RTCHAR	D.E. DAHL IR & I	IANAM	HUSBAND	&WIFE	
	SETH: That in considerat			hereinafte	er called the buyer,
adrees to sell un	to the buyer and the buye	er agrees to purchase	from the se	ller all of the followi	ing described lands
and premises site	Lot 22, BLOCK 2,		County, Stat	e ofOREGON	, to-wit:
OUNTY OF K	GAMATH, STATE OF	OREGON.			
HOUSE WITH	GARAGE, STORAGE S ONSIBLE FOR ANY C	HED, ALL SOLD	) IN AS ]	S CONDITION.	SELLER IS IN PROPERTY
BUYER ASSUM	ES ALL RESPONSIBL	ITY FOR THEM.			
BUYER WILL	FURNISH SELLER WI CONTRACT. BUYER	TH PROOF OF I	NSURANCI	S AND WILL REE SLITY FOR TAXE	S & ACSSSMENT
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Persona	Property left	for water h	leater,	panange,	Wood
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for the sum of .	TWENTY THOUSANI	).DOLLARS		Dollars	(\$.20,000.00.)
Chereinafter call	ed the purchase price) on	account of which	ONE THO	JSANDDOLLARS	
seller): the buy	$OO_{\bullet}OO_{\cdots}$ ) is paid on the error agrees to pay the remain	nder of said purchase	e price (to-v	vit: \$.19,000.00.	) to the order of
	states in summer of not los	3/160	መከይይይ ነ	HUNDRED FOURTY	ONELSIXTY
Dollars (\$	4.16') each, MON 4.16') each, MON 4.290 2,900 1. be a fate char 1.0th day of each mon	"H. pont to fede	for all	narments over	fivedaye lat
payable on the	10th day of each mon	th hereafter beginning	g with the m	onth of OCTOR	BER Veua Vy88 av
and continuing	until said nurchase price :			main must be said	at any time all do-
ferred balances	of said purchase price shall	ls fully paid. All of s Il bear interest at the	said purchas	e price may be paid a	at any time; all de-
<u>ro month</u>	of said purchase price shai until paid, interest	Il bear interest at the to be paid. MONTHI	said purchas rate of1.0; LY	e price may be paid a %per cent per annu and * { in addition being includ	to to to the minimum
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And it is understood and adreed between said parties that time is of the essence of this contract, and in case the buyer shall fait to make the payments above required, or any of them, punctually within 20 days of the time limited therefor, or fail to keep any adreement herein contained, then the seller at seller's option shall have the tollowing rights:

(1) To declare this contract cancelled for default and null and void, and to declare the purchaser's rights forfeited and the debt estinguished, and to retain sums previously pair of principal balance of said purchase price with the interest thereon at once due and payable; and/or
(3) To declare this contract by suit in equity.
In any of such case, all rights and interest created or then existing in favor of the buyer as adainst the seller hereunder shall uterly cease and the rights acquired by and being to said such as of said seller to be performed and without any right of the buyer hereunder shall rever to and revers in said seller without any right of the buyer hereunder shall rever to and revers in a said seller without any right of the buyer of return reclamation for moneys paid on account of default and reasonable renot os and revers been made; and in account of y and being to said seller at shall seller without any right of the buyer hereunder shall rever to and revers in said seller without any right of the buyer of return reclamation for moneys paid on account of default and reasonable renot os and revers been made; and in account of y and being to said seller at a said seller without any time thereafter, to enter upon the land alorestall shall have the right immediately, or at any time thereafter, to enter upon the land alorestall price performance by the bayer bereafter, to enter to be here and alorestall pays the seller at any time to require performances thereot below made alorestall advect be seller at any time to require performance by the bayer bereafter, to enter upon the l ess of law, and take immediate possession thereot, together with all the improvements and appurtenances thereon or thereto belonging. The buyer further afters that failure by the seller at any time to require performance by the buyer of any provision hereof shall in no way allect 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 such provision, or as a waiver of the provision itsell.

The true and actual consideration paid for this transfer, stated in terms of dollars, is 5 (In However, the actual consideration consists of or includes other property or value given or promised which is part of the function is instituted to foreclose this contract or to enforce any provision hereot, the losing party in said suit or action agrees to pay such sum as the trial court may adjudge reasonable as atorney's less to be allowed the prevailing party in said suit or action and it an appeal is taken from any attorney's less on such appeal. In construing this contract, it is understood that the seller or the buyer may be more than one person or a corporation; that if 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 This afferment shall bind and inuce to the benefit of, as the circumstances may require, not only the immediate parties hereto but their respective heries. IN WITNESS WHEREOF, said parties have executed this instrument in duplicate; if either of the under-IN WITNESS WHEREOF, said parties have executed this instrument in duplicate; if either of the undersigned is a corporation, it has caused its corporate name to be signed and its corporate seal affixed hereto by its officers

STATE OF OREGON,

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.

• BUYER: 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 93.030.

(If executed by a corporation, affix corporate seal)

(If the signer of the above is a corporation, use the form of acknowledgment opposite.) STATE OF OREGON.

County of KLAMATC ) ss. This instrument was acknowledged before me on Determined E. District Tr and Distriction of My EAL Tr and Distriction of My EAL Anu au (SEAL) My commission expires: Oct 30 /989

County of This instrument was acknowledged before me on . 19 . , by Notary Public for Oregon

~C k Sim C.

Musty E.

(SEAL)

) 55.

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 is executed and the parties are bound, shall be acknowledged, in the manner provided for acknowledgement of deeds, by the conveyor of the title to be con-veyed. 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-

My commission expires:

as.

ot

## STATE OF OREGON.

County of Klamath

FORM NO. 23 - ACKNOWLEDGMENT STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 23 before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that she executed the same freely and voluntarily. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed

OFFICIAL SEAL WILLIAM L SISEMORE NOTARY PUBLIC-OREGON COMMISSION NO. 00172 MY COMMISSION EXPIRES OCT 8, 1994

my official seal the day and year last above written. Miller 2 dise Notary Public for Oregon. My Commission expires

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_ A.D., 19 91 at 10:31 o'clock A.M., and duly recorded in Vol. M91 Wm. L. Sisemore of \_ July <u>24th</u> \_ day \_\_\_\_ on Page \_\_\_<u>14382</u> FEE Evelyn Biehn · County Clerk \$33.00 By Qaulene Mulendar