ΟT		CONTRACT—REAL ESTATE	Vol. mg/ Page 14961 🐠
	32638	his 3/st day of July	1 , 19 <i>90</i> , between
	THIS CONTRACT, Made to	his day of	albro d
and	Cally Cogar Richard	and Debbie Pedersen,	hus band + wife + Start the start hereinafter called the buyer,
agre and	WITNESSETH: That in co	nsideration of the mutual covenants	and agreements herein contained, the seller
	Lats 3	+ 2, Block & Con	mentally /1 months to,
	118 Van 1	Ness	
		1 - 10 1 1 15 1 - 11	1.16 1 NOVE DOUBLES (\$28 48 8,00)
for	the sum of The sty-light	rice) on account of which	gle of 1500 Dollars (\$28 + \$8,00)
60	Her): the huver agrees to pay to	he remainder of said purchase price	10:01 × x 100
th	e seller in monthly payments of	a & Ga at Dan 18 1991 I	he payments will
1	college (i) (x 510.		the month of Ortaber 1990,
pa	nyable on theday of e and continuing until said purcha	se price is fully paid. All of said pu	the month of the paid at any time; all de- trichase price may be paid at any time; all de- tricks
fe	rred balances of said purchase	price shall bear interest at the rate of interest to be paid monthly,	per cent per annum from August in addition the minimum theing included in the minimum
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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 seller 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 forfeited and the debt extinguished, and to retain sums previously paid hereunder by the buyer;

(2) To declare the whole unpaid principal balance of said purchase price with the interest thereon at once due and payable; and/or

(3) To foreclose this contract by suit in equity.

In any of such cases, all rights and interest created or then existing in favor of the buyer as against the seller hereunder shall utterly 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 revest in said seller without any act of to the possession of the premises above described and all other rights acquired by the buyer of return, reclamation or compensation for moneys paid on account of the premises of said property as absolutely, fully and perfectly as if this contract and such payments had never been made; and in case of such default all payments had payments had never and enough the contract are to be retained by and belong to said seller as the agreed and reasonable rent of said premises up to the time of such ments therefore made on this contract are to be retained by and belong to said seller as the agreed and reasonable rent of said premises up to the time of such ments therefore made on this contract are to be retained by and belong to said seller as the agreed and reasonable rent of said premises up to the time of such ments therefore made on this contract are to be retained by and belong to said seller as the agreed and reasonable rent of said premises up to the time of such m

	201/19 00
The true and actual consideration paid for this transfer, stated of or includes other property or value given or promised which is the	in terms of dollars, is \$38,448,
The true and actual consucration pair to truinied which is the of includes other property or value diven or promised which is a line of the contract of the case suit or action is instituted to foreclose this contract of the contract of th	whole consideration (indicate whose) for to enforce any provision hereof, the losing party in said suit or action agrees to pay such to enforce any provision hereof, the losing party in said suit or action and if an appeal is taken from any be allowed the prevailing party is to pay such sum as the appellate court shall adjudge reasonable as the prevailing party is
Social ir propoun shall be taken to mean and include the partial	
This agreement shall bind and inure to the benefit of, as the ci	redistances may require
THE TITTE TO THE TOTAL POINT AND THE DESCRIPTION OF THE PROPERTY OF THE PROPER	ave everified this institution in duplicate, it comes
signed is a corporation, it has caused its corporate n	anne to be signed and its corporate seal affixed hereto by its officers
duly authorized thereunto by order of its board of o	directors.
and the property	V DE
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERT SCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTANCE OF THE PROPERTY	PTING
THIS INSTRUMENT. THE PERSON ACCOUNTS THE APPROPRIATE CIT	Y OR
COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USE	x tttu ogn
* BUYER: Comply with ORS 93.905 et seq prior to exercising this remedy.	6-19-91
NOTE—The sentence between the symbols ①, if not applicable, should be do	eleted. See ORS 93.030. 6-19-91
(If executed by a corporation,	
offix corporate seal)	11/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1
(If the signer of the above is a corporation, use the form of acknowledgment opposite.)	(7) (1) (1) (6.49-11)
STATE OF OREGON.	STATE OF OREGON.
County of	County of Klamath April 30
This instrument was acknowledged before me on	This instrument was acknowledged before me on
,10 by	1991, by OFFICIAL SEAL
	es PASTARIA ADVISO NOTARY PUBLIC PORTON
·	COLIMSSION IOLOGY 12
	/ MY COMMISSION EXPITELY (E.P. 6) 1382
Notary Public for Oregon	Notary Public for Oregon PAN A MONTH (SEAL)
(SEAL) My commission expires:	My commission expires:
ORS 93,635 (1) All instruments contracting to convey fee till executed and the parties are bound, shall be acknowledged, in the eyed. Such instruments, or a memorandum thereof, shall be recottes are bound thereby. (RS 93,990(3) Violation of ORS 93.635 is punishable, upon	tle to any real property, at a time more than 12 months from the date that the instrument of manner provided for acknowledgment of deeds, by the conveyor of the title to be controlled by the conveyor not later than 15 days after the instrument is executed and the parconviction, by a fine of not more than \$100.
STATE OF OREGON: COUNTY OF KLAMATH:	SS.
	tle Co. the 31st day
Filed for record at request of Mountain Ti	tle Co. the 3181 day :24 o'clock A M., and duly recorded in Vol. M91
	eds on Page 14961
ofDee	Evelyn Biehn . County Clerk
FEE \$33.00	By Operline Muchinder
122	