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••••••••	Nancy L.	• • • • • • • • • • • • • • • • • • • •			, hereinaft	et called the buy
adroop 1	WITNESSETH:	That in consid	leration of the	mutual covenante	and advanta hand	
agrees	to sell unito the	buyer and the L	math buyer agrees to	purchase from th	e seller all of the follow	ving described lan
Lot 3 known	Block 35 o	f First Ad	ldition to	the City of	State of Cregori Klamath Falls, Lots 1&2 in Blo	otherwise
	~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~	THE WITTON D		US WILL DOV	ntract with Dep to the seller	oo ooll
					to seller for	a sum of
φ.00.0	0 per mont	n starting	June 1st,	1992.		
for the	sum of twent;	y three th	ousand one	hundred fi	fty seven_37/1	00 23.153.3
hereina	fter called the p	ourchase price, c	of which \$10	.000.00	fty seven 37/1 has been paid at the tim	me of the executiv
hereof,	the receipt where	eof hereby is acl	knowledged by i	he seller: the huv	er adrees to pay the bala	nce of said purcha
Buver	agrees to	pav halanc	nes and in the a	mounts as follow	s, to-wit:	•
Buyer	will pay so	eller and	seller wil	1 pay Dept.	of Vererans Af:	fairs.
	-	concluded to	o correct s	Set King Prin	CC OH Volume M	
				1	same n	192
Th	conver warrants to a	nd covenants with the	e seller that the real	property described in th	is contract is	
*6	<ul> <li>A)) primarily for buyer</li> <li>B) for an organization</li> </ul>	r's persoual, lamily, h or (even il buyer is	ousehold or agricultur a natural person) is	for business or commen	is contract is cial purposes other than agricultur	al purposes.
All of Fai	a purchase price may	be paid at any time	; all deferred balance	es of said purchase price	e shall bear interest at the rate o	t
-	annum from	above required. Taxe	a on said premises to	aid, interest to be paid	a be prorated between the parties	nd { in addition to being included
		, 19	Mov	ウ+b	OO	hereto as of
Th he is not thereon. in	e buyer shall be entitle in default under the te t food condition and t	ed to possession of sa erms of this contract.	id lands on The Suyer agrees the	7 011 at at all times he will k	92, and may retain eep the premises and the building tat he will keep said premises tree is lees incurred by him in delend charges and municipal liens whi to that a buyer's expense, he wi and coverage) in an amount not he	such possession so long
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all policies	any or companies satis	slactory to the seller, clivered to the seller a	with loss payable firs as soon as insured. N	st to the seller and the	a coverage) in an amount not les	s than \$
or to proc	ure and pay for such			ow if the buyer shall fa	n to the buyer as their respective il to pay any such liens, costs, wa	interests may appear a ter rents, taxes, or charge
or to proc contract a Th	ure and pay for such nd shall bear interest a r said described premi	at the rate aforesaid, ises are now subject t	without waiver, how	ow if the buyer shall fa ayment so made shall f ever, of any right arisin ortgage (the word mortg	n to the buyer as their respective il to pay any such liens, costs, wa be added to and become a part o	interests may appear a ter rents, taxes, or charg if the debt secured by the of contract.
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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 his option shall have the following trusts: (1) to declare this contract null and void, (2) to declare the whole umpaid principal burchas price with the interest thereon at a dirights and payable, (3) to withdraw said deed and other documents from escrow and/or i elite thereine the interest in said equity, and in any of such cases, and interest created or then existing in layor of the buyer as atoms the breunder shall revert to and reversit in said equity, and in any of such cases, and interest created or then existing and without any right of the buyer is atom to any agreement herein and in erest there and the rights acquired by the buyer as the sain the preunder shall revert to and reversit in said seller without any acount of the purchase of said property as absolutely, buy and perfectly as if this contract and such payments had never been made; and in moneys paid of autor terentry, or any other made on this contract are to be retained by and belong the said eller as the agreed and reasonable rent of said case of such default. And the said seller to be retained by and belong the immediately, or at any time thereatter, to enter upon premises up the time of such default. And the said seller, in case of such default, shall have the right immediately, or at any provision hereod shall in no way alleler his belonghing. buyer lurther agrees that lailure by the seller at any time to require performance by the buyer of any provision hereod shall in no way allect his of any such provision, or as a waiver of the provision itsell.

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signed is a corporation, it has caused its corporate name to be signed and its corporate seal affixed hereto by its of-

ficers duly authorized thereunto by order of its board of directors, Kad

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.

NOTE—The sentence between the symbols (), if not applicable, should be deleted. See ORS 93.030).

Irmath ) \*\* STATE OF OREGON, County of STATE OF OREGON, ) ss. The and 12 , 19 j L. County of Samet h Personally appeared Tithenen - + Patreck and , 1992 night who, being duly sworn, tor himself and not one lor the other, did say that the former is the Personally appeared the above named 7. Pate president and that the latter is the attering \_\_\_\_\_ Many X. Jummer and acknowledged the foregoing instrusecretary of and that the seal altized to the forefaing instrument is the corporation of said corporation and that said instrument was signed and sealed in be-half of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary wet and deed. Before many when the the same the s a corporation, in the second second voluntary act and deed. ×. ment to be Live H SEAL) North Public for Oregon PL BL My-commission expires 27 0171 Betord mei Betord mei Motary/Public tor Oregon My commission expires: 02.01.95 (SEAL) ints.

ORS 93.590(3) Violation of ORS 93.635 is punishable, upon conviction, by a fine of not more than \$100.



STATE OF OREGON: COUNTY OF KLAMATH: SS.

<u>12th</u> \_ day the \_ Nancy L. Farmer M92 Filed for record at request of . AM., and duly recorded in Vol. \_\_\_\_ o'clock \_ A.D., 19 92 at 8:58 May 10242 of \_\_\_ \_ on Page \_ Deeds of Evelyn Biehn - County Clerk Muicona Βv \$35.00 FEE

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1.50 cc