54083 CONTRACT-	
1 m th	-REAL ESTATE VOLM92 Page 27342
THE CONTRACT MELL ALL IN THE	Management
TOSAN E- 1- V	vol November 19.92, between erry IR and Ginger Lee Derry
S OSEPH Trederick Di	erry una binger Lee Derry
and Z. Craig Lovett and Christia	
and	
WITNESSETH: That in consideration of the me	utual covenants and agreements herein contained, the seller
afrees to sell unto the huver and the huver advoca to pure	hase from the seller all of the following described lands and
premises situated in	tate of C 500 C O
	•
The East 40 feet of Lot 1 in	BL KID FINE ORDING
CHILOGUAN	SINCE IN LIKZI HABILION LO
CHILO QUIN, Klamath County, Ore	900
Klamali	1 7 7 7 7 10 7
Klamath County Tax Account	00 PE-7010 T-3900
	657
for the sum of Thicky-Mine Thousand Three	e Hundred Forty and 87/80 Dollars (\$ 39, 340.87)
hereinafter called the purchase price, in part payment of	of which the buyer assumes and agrees to pay a contract or
mortgage (the word "mortgage" as used herein includes	within its meaning a trust deed) now on said land recorded
in book Dreel/volume No. M88 at page 92	3.8 or as fee file instrument/microfilm/reception No.
	gage*, Miscellaneous* Records of said county, reference to
	hich is \$.34,340.87 together with the interest
	ig to the terms thereof; the buyer agrees to pay the balance
of said purchase price to the order of the seller, at the tir	mes and in amounts as follows, to-wit:
The balance due the seller	of \$5,000 shall be paid monthly
over a period of 5 years, with	no interest, by the 13th of each
month, starting January 13	1993, in the amount of
\$83.34 (Eightu-Three and Gul	o Dollars) or more, to: Tean Derry
0 + 8 Pal - 9 1 1 0 1	o pollars ) or more, 10, dean perry
at: 8 Palm Point Drive, Jupit	er, Florida 33458
	,
	per cont per little payments shall bear interest at the rate of
annum from until paid; interest to be paid	
	and in addition to the minimum regular payments a
annum from until paid; interest to be paid above required. Taxes on said premises for the current liveal year shall be present.  The buyer warrants to and coverants with the seller that the real prop	nted-between-the parties hereto as of the date of this contract.
annum from until paid; interest to be paid above required. Taxes on said premises for the current liveal year shall be prove	and   in-addition to   in-the minimum-regular payments
annum from  above required. Taxes on said premises for the current liveal year shall be prore  The buyer warrants to and covenants with the seller that the real prope  (A) primarily for buyer's personal, family or household purposes,  (B) for an organisation (even it buyer is a natural person) for busing  The huger thall be partitled to proving a said leads on the property of the partitled to province of said leads on the property of the partitled to province of said leads on the property of the partitled to province of said leads on the property of the partitled to province of said leads on the property of the partitled to province of said leads on the partitled to province of said leads of the partitled to province of said leads on the partitled to province of said leads of the partitled to partitled t	erty described in this contract is
The buyer shall be entitled to possession of said lands on	erty described in the minimum-regular payments being included in the minimum-regular payments being included in the contract.  erty described in this contract is  ess or commercial purposes.  1999, and may retain such possession so long as at all times buyer will keep the premises and the buildings, now on hereafter erected or strip thereof; that buyer will keep said premises free from construction and all
annum from  above required. Taxes on said premises for the current liveal year shall be prove  The buyer warrants to and covenants with the seller that the real prope  *(A) primarily for buyer's personal, lamily or household purposes,  (B) for an organization (even if buyer is a natural person) for busin  The buyer shall be entitled to possession of said lands on	ess or commercial purposes.  1999, and may retain such possession so long as at all times buyer will keep the premises and the buildings, now or hereafter erected to or strip thereof; that buyer will keep the premises and the buildings, now or hereafter erected to or strip thereof; that buyer will keep said premises free from construction and all costs and attorney's lees incurred by seller in defending against any such liens; that water rents, public charkes and municipal liens which hereafter lawfully may be
The buyer shall be entitled to possession of said lands on	erty described in this contract is  ess or commercial purposes.  1999, and may retain such possession so long as at all times buyer will keep the premises and the buildings, now on hereafter erected or or strip thereof; that buyer will keep said premises are from construction and all costs and attorney's lees incurred by seller in delending against any such liens; that water rents, public charges and municipal liens which hereafter lawfully may be to become past due; that at buyer's expense, buyer will insure and keep insured all
annum from above required. Taxes on said premises for the current liveal year shall be prove  The buyer warrants to and covenants with the seller that the real prope  *(A) primarily for buyer's personal, family or household purposes,  (B) for an organisation (even it buyer is a natural person) for busin  The buyer shall be entitled to possession of said lands on Debuyer is not in default under the terms of this contract. The buyer agrees that thereon, in good condition and repair and will not suffer or permit any waste other liens and save the seller harmless therefrom and reimburse seller for all o buyer will pay all taxes hereafter levied against said property, as well as all imposed upon said premises, all promptly before the same or any part thereof buildings now or hereafter erected on said premises against loss or damage by in a company or companies satisfactory to the seller, with loss payable lirst	in-addition to the minimum-regular payments being included in the minimum-regular payments being included in the minimum-regular payments between-the parties hereto as of the date of this contract.  erry described in this contract is  ess or commercial purposes.  1990, and may retain such possession so long as at all times buyer will keep the premises and the buildings, now or hereafter erected to or strip thereof; that buyer will keep said premises free from construction and all costs and attorney's lees incurred by seller in defending against any such liens; that costs and attorney's lees incurred by seller in defending against any such liens; that water rents, public charges and municipal liens which hereafter lawfully may be to become past due; that at buyer's expense, buyer will insure and keep insured all to the seller and then to the buyer as their respective interests may appear and all
annum from until paid; interest to be paid above required. Taxes on said premises for the current liveal year shall be prove "(A) primarily for buyer's personal, lamily or household purposes, (B) for an organisation (even it buyer is a natural person) for busing. The buyer shall be entitled to possession of said lands on	in addition to be minimum regular payments being included in the minimum regular payments between the parties hereto as of the date of this contract.  erty described in this contract is  ess or commercial purposes.  The contract purposes.  I have been a subject to the premises and the buildings, now or hereafter erected a or strip thereof; that buyer will keep said premises free from construction and all costs and attorney's lees incurred by seller in delending against any such liens; that water rents, public charges and municipal liens which hereafter lawfully may be a become past due; that at buyer's expense, buyer will insure and keep insured all to the seller and then to the buyer as their respective interests may appear and all the buyer shall fail to pay any such liens, costs, water rents, tares or charges or to made shall be added to and become a part of the debt secured by this contract and
The buyer warrants to and covenants with the seller that the real property of the current liveal year shall be proved to the current liveal year shall be proved to the seller that the real property of the proved to the seller that the real property of the seller that the	in addition to be minimum regular payments being included in the minimum regular payments between the parties hereto as of the date of this contract.  erty described in this contract is  ess or commercial purposes.  1990, and may retain such possession so long as at all times buyer will keep the premises and the buildings, now or hereafter erected to or strip thereof; that buyer will keep said premises free from construction and all costs and attorney's lees incurred by seller in detending against any such liens; that water rents, public charges and municipal liens which hereafter lawfully may be a become past due; that at buyer's expense, buyer will insure and keep insured all to the seller and then to the buyer as their respective interests may appear and all the buyer shall fail to pay any such liens, costs, water rents, taxes or charges or to made shall be added to and become a part of the debt secured by this contract and arising to the seller for buyer's breach of contract.
annum from above required. Taxes on said premises for the current liveal year shall be prove  The buyer warrants to and covenants with the seller that the real prope  *(A) primarily for buyer's personal, family or household purposes,  (B) for on organization (even if buyer is a natural person) for busin  The buyer shall be entitled to possession of said lands on De-  buyer is not in default under the terms of this contract. The buyer agrees that thereon, in good condition and repair and will not suffer or permit any waste other liens and save the seller harmless threitrom and reimburse seller for all o buyer will pay all taxes hereafter levied against said property, as well as all imposed upon said premises, all promptly before the same or any part thereol buildings now or hereafter erected on said premises against loss or damage by in a company or companies satisfactory to the seller, with loss payable first policies of insurance to be delivered to the seller as soon as insured. Now it procure and pay for such insurance, the seller may do so and any payment so shall bear interest at the rate aloresaid, without waiver, however, of any right  The seller secret that at seller's expense and within  (in an amount equal to each purchase purch) marketable title in and-to-said- event the usual-printed exceptions and the building and, other restrictions and	tine deliberate.  In addition to the minimum regular payments being included in the minimum regular payments being included in the minimum regular payments between the parties hereto as of the date of this contract.  The payment is session to this contract is ess or commercial purposes.  It is a subject to the premises and the buildings, now or hereafter erected to or strip thereof; that buyer will keep said premises free from construction and all costs and attorney's lees incurred by seller in defending against any such liens; that costs and attorney's lees incurred by seller in defending against any such liens; that water rents, public charges and municipal liens which hereafter lawfully may be to become past due; that at buyer's expense, buyer will insure and keep insured all to tire (with extended coverage) in an amount not less than \$\frac{1}{2}\text{1}\text{1}\text{1} \text{1} \text{2}\text{1}\text{2}\text{1}\text{1}\text{2}\text{1}\text{2}\text{1}\text{2}\text{1}\text{2}\text{1}\text{2}\text{1}\text{2}\text{1}\text{2}\text{1}\text{2}\text{1}\text{2}\text{1}\text{2}\text{1}\text{2}\text{2}\text{1}\text{2}\text{1}\text{2}\text{1}\text{2}\text{1}\text{2}\text{1}\text{2}\text{1}\text{2}\text{1}\text{2}\text{1}\text{2}\text{1}\text{2}\text{1}\text{2}\text{1}\text{2}\text{1}\text{2}\text{1}\text{2}\text{1}\text{2}\text{1}\text{2}\text{1}\text{2}\text{1}\text{2}\text{1}\text{2}\text{2}\text{2}\text{2}\text{3}\text{2}\text{1}\text{3}\text{2}\text{2}\text{3}\text{2}\text{3}\text{2}\text{3}\text{2}\text{3}\text{2}\text{3}\text{3}\text{4}\text{3}\text{4}\text{3}\text{4}\text{3}\text{4}\text{4}\text{5}\text{4}\text{1}\text{3}\text{2}\text{3}\text{4}\text{4}\text{5}\text{4}\text{1}\text{3}\text{5}\text{4}\text{1}\text{3}\text{5}\text{4}\text{1}\text{3}\text{5}\text{4}\text{1}\text{3}\text{3}\text{4}\text{4}\text{5}\text{4}\text{1}\text{4}\text{5}\text{4}\text{1}\text{4}\text{5}\text{4}\text{1}\text{4}\text{5}\text{4}\text{1}\text{4}\text{5}\text{4}\text{5}\text{4}\text{5}\text{4}\text{5}\text{4}\text{5}\text{4}
annum from  above required. Taxes on said premises for the current liveal year shall be prove  The buyer warrants to and covenants with the seller that the real prope  *(A) primarily for buyer's personal, lamily or household purposes,  (B) for on organisation (even il buyer is a natural person) for busing  The buyer shall be entitled to possession of said lands on Dec.  buyer is not in default under the terms of this contract. The buyer agrees that thereon, in good condition and repair and will not suffer or permit any waste other liens and save the seller harmless therefrom and reimbures seller for all of buyer will pay all taxes hereafter levied against said property, as well as all imposed upon said premises, all promptly before the same or any part thereof buildings now or hereafter erected on said premises against loss or damage by in a company or companies satisfactory to the seller, with loss payable first policies of insurance to be delivered to the seller may do so and any payment so shall bear interest at the rate aloresaid, without waiver, however, of any right  The seller agrees that at seller's expense and within  The seller agrees that at seller's expense and within the seller is and to said exception and the building and, other restrictions a agrees that when said purchase price is fully paid and upon request and upon said premises in seid purchase price is fully paid and upon request and upon said premises in seid purchase price is buyer's heirs and assistance and see housers and the buyer's heirs and assistance and the buyer.	terty described in this contract is  ess or commercial purposes.  at all times buyer will keep the premises and the buildings, now or hereafter erected to strip thereof; that buyer will keep said premises free from construction and all costs and attorney's lees incurred by seller in delending against any such liens; that water rents, public charges and municipal liens which hereafter lawfully may be a become past due; that at buyer's expense, buyer will insure and keep insured all to the seller and then to the buyer as their respective interests may appear and all the buyer shall fail to pay any such liens, costs, water rents, taxes or charges or to made shall be added to and become a part of the debt secured by this contract and arising to the seller for buyer's breach of contract.  **Exam-the date-hereof, seller will furnish unto-buyer a title insurance policy insuring businesses in the seller; on or subsequent to the date-of-this agreement, save and surrender of this agreement, seller will deliver a good and sufficient deed conveying clear of encumbrances as of the date hereof and tree and clear of all encumbrances.
annum from  above required. Tutes on said ptemises for the current liveal year shall be prove  The buyer warrants to and covenants with the seller that the real prope  (A) primarily for buyer's personal, lumily or household purposes,  (B) for an organisation (even it buyer is a natural person) for busine  The buyer shall be entitled to possession of said lands on \( \text{QC} \) \( \text{CQ} \)  buyer is not in default under the terms of this contract. The buyer agrees that thereon, in good condition and repair and will not suffer or permit any waste other liens and save the seller harmless therefrom and reimbures seller for all couyer will pay all taxes hereafter levied against said property, as well as all imposed upon said premises, all promptly before the same or any part thereof buildings now or hereafter erected on said premises against loss or damage by in a company or companies satisfactory to the seller, with loss payable first policies of insurance to be delivered to the seller as soon as insured. Now it is procure and pay for such insurance, the seller may do so and any payment so shall bear interest at the rate aloresaid, without waiver, however, of any right  The seller agrees that at seller's expense and within  (in an amount equal to each purchase price) marketable title in and to said except the usual printed escaptione and the building and other restrictions a agrees that when said purchase price is fully paid and upon request and upon said premises in lee simple unto the buyer, buyer's heirs and assigns, free and since said date placed, permitted or arising by, through or under seller, excent	the distinct of the minimum regular payments of the described in this contract is being included in the minimum regular payments of the described in this contract is erry described in this contract in the first payments. The first payments are the first payments and the possession so long as at all times buyer will keep said premises free from construction and all costs and attorney's lees incurred by seller in delending against any such liens; that water rents, public charges and municipal liens which hereafter lawfully may be a become past due; that at buyer's expense, buyer will insure and keep insured all of the extended coverage) in an amount not less than \$\frac{1}{2}\text{U} \text{
The buyer warrants to and covenants with the seller that the real property of the current liveal year shall be proved to the current liveal person) for busing the current liveal year shall be entitled to possession of said lands on the current liveal to the current liveal to the current liveal to the current liveal the curr	tineddition to being included in the minimum regular payments being included in the minimum regular payments being included in the minimum regular payments being included in the contract.  erty described in this contract is  ess or commercial purposes.  19 10, and may retain such possession so long as at all times buyer will keep the premises and the buildings, now or hereafter erected to or strip thereof; that buyer will keep said premises free from construction and all costs and attorney's lees incurred by seller in delending against any such liens; that water rents, public charges and municipal liens which hereafter lawfully may be a become past due; that at buyer's expense, buyer will insure and keep insured all to the seller and then to the buyer as their respective interests may appear and all the buyer shall fail to pay any such liens, costs, water rents, taxes or charges or to made shall be added to and become a part of the debt secured by this contract and arising to the seller for buyer's breach of contract.  It from the detector, seller will furnish unto-buyer a title insurance policy-insuring processing the seller; on or subsequent to the date of this agreement, save and und easingness now of record, if any and the said contract or mortagle. Seller also surrender of this agreement, seller will deliver a good and sufficient deed conveying clear of encumbrances.
The buyer warrants to and covenants with the seller that the real property of the current liveal year shall be prered to be paid.  The buyer warrants to and covenants with the seller that the real property of the current liveal year shall be prered to the current liveal year shall be prered to the seller that the real property of the seller that the real property of the seller shall be entitled to possession of said lands on the seller is not in default under the terms of this contract. The buyer agrees that thereon, in good condition and repair and will not suffer or permit any waste other liens and save the seller harmless therefrom and reimbures seller for all to buyer will pay all taxes hereafter levied against said property, as well as all imposed upon said premises, all promptly before the same or any part these buildings now or hereafter erected on said premises against loss or damage by in a company or companies satisfactory to the seller, with loss payable first policies of insurance to be delivered to the seller may do so and any payment so shall bear interest at the rate aloresaid, without waiver, however, of any right the seller agrees that at seller's expense and within the seller agrees that the rate aloresaid, without waiver, however, of any right the seller accept the usual-printed exceptions and the building and other restrictions a agrees that when said purchase price is fully paid and upon request and upon said premises in lee simple unto the buyer, buyer's heirs and assigns, free and since said date placed, permitted or arising by, through or under seller, except (Continual Continual Conti	erty described in this contract is  ess or commercial purposes.  1990, and may retain such possession so long as at all times buyer will keep the premises and the buildings, now or hereafter erected to a strip thereof; that buyer will keep said premises free from construction and all costs and attorney's fees incurred by seller in delending against any such liens; that water rents, public charges and municipal liens which hereafter lawfully may be a become past due; that at buyer's expense, buyer will insure and keep insured all the buyer shall fail to pay any such liens, toots, water rents, taves or charges or to made shall be added to and become a part of the debt secured by this contract and arising to the seller for buyer's breach of contract.  Is from the date-hereof, seller, will furnish unto-buyer-a citie insurence-policy-insuring to the seller on or subsequent to the date-of-this agreement, save-and and easuments now all record, if any and the said contract or mortgage and the rand further excepting all liens and encumbrances are of the date of this agreement, seller will deliver a good and salticient dred conveying clear of encumbrances as of the date hereof and fire and clear of all encumbrances in and encumbrances are the date-of-this agreement, seller will deliver a good and salticient dred conveying clear of encumbrances as of the date hereof and fire and clear of all encumbrances in and encumbrances created by the buyer or assigns, and on reverse)
annum from  above required. Tutes on said ptemises for the current liveal year shall be prere  The buyer warrants to and covenants with the seller that the real prope  *(A) primarily for buyer's personal, lumily or household purposes,  (B) for on organisation (even il buyer is a natural person) for busing  The buyer shall be entitled to possession of said lands on	tineddition to be minimum regular payments being included in the minimum regular payments between the parties hereto as of the date of this contract.  erty described in this contract is  ess or commercial purposes.  1992, and may retain such possession so long as at all times buyer will keep the premises and the buildings, now or hereafter erected to strip thereof; that buyer will keep said premises free from construction and all costs and attorney's lees incurred by seller in delending against any such liens; that water rents, public charges and municipal liens which hereafter lawfully may be a become past due; that at buyer's expense, buyer will insure and keep insured all of the extended coverage) in an amount not less than \$full insurable value to the seller and then to the buyer as their respective interests may appear and all the buyer shall fail to pay any such liens, costs, water tents, tares or charges or to made shall be added to and become a part of the debt secured by this contract and arising to the seller for buyer's breach of contract.  **S. trom-the-date-hereof, seller will furnish unto-buyer a-title insurance policy-insuring the premises in the realler; on or subsequent to the date-of-this agreement, save and and easengers now of record, if any and the said contract or mortgage. Seller also surrender of this agreement, seller will deliver a good and sufficient deed conveying clear of encumbrances as of the date hereof and free and clear of all encumbrances ing, however, the said contract or mortgage and the rand further excepting all liens and encumbrances created by the buyer or assigns, ted on reverse)
annum from above required. Taxes on said premises for the current liveal year chall be prove above required. Taxes on said premises for the current liveal year chall be prove (A) primarily for buyer's personal, lamily or household purposes, (B) for on organisation (even it buyer is a natural person) for busing.  The buyer shall be entitled to possession of said lands on the contract. The buyer agrees that thereon, in good condition and repair and will not suffer or permit any waste other liens and save the seller harmless therefrom and reimbures seller for all obuyer will pay all taxes hereafter levied against said property, as well as all imposed upon said premises, all promptly before the same or any part thereol buildings now or hereafter erected on said premises against loss or damage by in a company or companies satisfactory to the seller, with loss payable first policies of insurance to be delivered to the seller as soon as insured. Now if it procure and pay for such insurance, the seller may do so and any payment so shall bear interest at the rate aloresaid, without waiver, however, of any nright  The seller street that at seller's expense and within  The seller street that at seller's expense and within  Against said alter primed exceptions and the building and other restrictions a agrees that when said purchase price is fully paid and upon request and upon said premises in lee simple unto the buyer, buyer's heirs and assigns, free and since said date placed, permitted or arising by, through or under seller, exceptivaxes, municipal liens, water rents and public charges so assumed by the buyer (Continue).  *IMPORTANT NOTICE: Delete, by lining out, whichever phrase and whichever we creditor, as such word is defined in the Truth-in-Lending Act and Regulation Z, the purpose, use Stavens-Ness Form No. 1319 or similar.	erty described in this contract is  ess or commercial purposes.  1990, and may retain such possession so long as at all times buyer will keep the premises and the buildings, now or hereafter erected to a strip thereof; that buyer will keep said premises free from construction and all costs and attorney's fees incurred by seller in delending against any such liens; that water rents, public charges and municipal liens which hereafter lawfully may be a become past due; that at buyer's expense, buyer will insure and keep insured all the buyer shall fail to pay any such liens, toots, water rents, taves or charges or to made shall be added to and become a part of the debt secured by this contract and arising to the seller for buyer's breach of contract.  Is from the date-hereof, seller, will furnish unto-buyer-a citie insurence-policy-insuring to the seller on or subsequent to the date-of-this agreement, save-and and easuments now all record, if any and the said contract or mortgage and the rand further excepting all liens and encumbrances are of the date of this agreement, seller will deliver a good and salticient dred conveying clear of encumbrances as of the date hereof and fire and clear of all encumbrances in and encumbrances are the date-of-this agreement, seller will deliver a good and salticient dred conveying clear of encumbrances as of the date hereof and fire and clear of all encumbrances in and encumbrances created by the buyer or assigns, and on reverse)
annum from above required. Taxes on said premises for the current liveal year chall be prove above required. Taxes on said premises for the current liveal year chall be prove (A) primarily for buyer's personal, lamily or household purposes, (B) for on organisation (even it buyer is a natural person) for busing.  The buyer shall be entitled to possession of said lands on the contract. The buyer agrees that thereon, in good condition and repair and will not suffer or permit any waste other liens and save the seller harmless therefrom and reimbures seller for all obuyer will pay all taxes hereafter levied against said property, as well as all imposed upon said premises, all promptly before the same or any part thereol buildings now or hereafter erected on said premises against loss or damage by in a company or companies satisfactory to the seller, with loss payable first policies of insurance to be delivered to the seller as soon as insured. Now if it procure and pay for such insurance, the seller may do so and any payment so shall bear interest at the rate aloresaid, without waiver, however, of any nright  The seller street that at seller's expense and within  The seller street that at seller's expense and within  Against said alter primed exceptions and the building and other restrictions a agrees that when said purchase price is fully paid and upon request and upon said premises in lee simple unto the buyer, buyer's heirs and assigns, free and since said date placed, permitted or arising by, through or under seller, exceptivaxes, municipal liens, water rents and public charges so assumed by the buyer (Continue).  *IMPORTANT NOTICE: Delete, by lining out, whichever phrase and whichever we creditor, as such word is defined in the Truth-in-Lending Act and Regulation Z, the purpose, use Stavens-Ness Form No. 1319 or similar.	terty described in this contract is  est of commercial purposes.  19 90, and may retain such possession so long as at all times buyer will keep the premises and the buildings, now or hereafter erected to strip thereof; that buyer will keep said premises free from construction and all costs and attorney's fees incurred by seller in delending against any such liens; that water rents, public charges and municipal liens which hereafter lawfully may be the come past due; that at buyer's expense, buyer will insure and keep insured all to the seller and then to the buyer as their respective interests may appear and all the buyer shall fail to pay any such liens, costs, water rents, tases or charges or to made shall be added to and become a part of the debt secured by this contract and arising to the seller for buyer's breach of contract.  Is from the date hereof, seller, will furnish unto-buyer a title insurence policy-insuring the premises in the weller; on or subsequent to the date of this agreement, save and und easunents now of record, if any and the said contract or mortgage and the clear of this agreement, seller will deliver a good and sufficient deed conveying of clear of this agreement, seller will deliver a good and sufficient deed conveying of clear of this agreement, seller will deliver a good and sufficient deed conveying of clear of encumbrances as of the date hereof and free and clear of all encumbrances ing, however, the said easements, restrictions, the said contract or mortgage and the rand further excepting all liens and encumbrances created by the buyer or assigns, and on reverse)  Taranty (A) or (B) is not applicable. If warrenty (A) is applicable and if the seller is a seller MUST comply with the Act and Regulation by making required disclosures; for this
annum from above required. Taxes on said premises for the current liveal year chall be prove  The buyer warrants to and covenants with the seller that the real prope  *(A) primarily for buyer's personal, lamily or household purposes,  (B) for on organisation (even it buyer is a natural person) for busine.  The buyer shall be entitled to possession of said lands on	being included in the minimum regular payments being included in the minimum regular payments between the parties hereto as of the date of this contract.  erty described in this contract is  ess or commercial purposes.  The payments of the date of this contract.  erty described in this contract is  ess or commercial purposes.  The payments of the premises and the buildings, now or hereafter erected to restrip thereof; that buyer will keep said premises free from construction and all costs and attorney's lees incurred by seller in delending against any such liens; that water rents, public charges and municipal liens which hereafter lawfully may be a become past due; that at buyer's expense, buyer will insure and keep insured all to the seller and then to the buyer as their respective interests may appear and all the buyer shall fail to pay any such liens, costs, water tents, tares or targes or to made shall be added to and become a part of the debt secured by this contract and arising to the seller for buyer's breach of contract.  **s. trom-the-date-hereof, seller will furnish unto-buyer a-title insurance policy insuring the premises in the seller; on or subsequent to the date-of-this agreement, save and and easements now of record, if any and the said contract or mortgage seller also surrender of this agreement, seller will deliver a good and sufficient deed conveying of clear of encumbrances as of the date hereof and free and clear of all encumbrances in fine however, the said contract or mortgage and the rand further excepting all liens and encumbrances created by the buyer or assigns, and on reverse)  **STATE OF OREGON**,  **STATE OF OREGON**,
annum from above required. Taxes on said premises for the current liveal year chall be prove  The buyer warrants to and covenants with the seller that the real prope  *(A) primarily for buyer's personal, lamily or household purposes,  (B) for on organisation (even it buyer is a natural person) for busine.  The buyer shall be entitled to possession of said lands on	being included in the minimum-regular payments being included in the minimum-regular payments between-the parties hereto as of the date of this contract.  erty described in this contract is  ess or commercial purposes.  1992, and may retain such possession so long as at all times buyer will keep the premises and the buildings, now or hereafter erected to or strip thereof; that buyer will keep said premises free from construction and all costs and attorney's lees incurred by seller in delending against any such liens; that water rents, public charges and municipal liens which hereafter lawfully may be a become past due; that at buyer's expense, buyer will insure and keep insured all of the extended coverage) in an amount not less than \$full insurable walk to the seller and then to the buyer as their respective interests may appear and all the buyer shall fall to pay any such liens, costs, water rents, taxes or charges or to made shall be added to and become a part of the debt secured by this contract and arising to the seller for buyer's breach of contract.  **S. trom-the-dele-hereof, seller, will furnish unto-buyer a title insurance policy insuring the premises in the seller; on or subsequent to the date of this agreement, save and and easengers now of record, if any gold the said contract or mortgage seller also surrender of this agreement, seller will deliver a good and sufficient deed conveying of clear of encumbrances as of the date hereof and free and clear of all encumbrances ing, however, the said easennents, restrictions, the said contract or mortgage and the rand further excepting all liens and encumbrances verated by the buyer or assigns, seed on reverse)  **STATE OF OREGON**,  STATE OF OREGON**,
annuan from  above required: Taxes on said premises for the current liveal year shall be prere  The buyer warrants to and covenants with the seller that the real prope  (A) primarily for buyer's personal, lumity or household purposes,  (B) for an organisation (even if buyer is a natural person) for busing  The buyer shall be entitled to possession of said lands on \( \text{D} \) \( \text{C} \) buyer is not in default under the terms of this contract. The buyer agrees that thereon, in good condition and repair and will not suffer or permit any waste other lines and save the seller harmless therefrom and reimbures seller for all to buyer will pay all taxes hereafter levied against said property, as well as all imposed upon said premises, all promptly before the same or any part thereof buildings now or hereafter erected on said premises against loss or damage by in a company or companies satisfactory to the seller, with loss payable first policies of insurance to be delivered to the seller as soon as insured. Now if procure and pay for such insurance, the seller may do so and any payment so shall bear interest at the rate aloresaid, without waiver, however, of any right  The seller agrees that all seller's expense and within  (in an amount equal to send purchase price) marketable title in and-to-said except the usual-printed exceptions and the building and other restrictions a agrees that when said purchase price is fully paid and upon request and upon said premises in lee simple unto the buyer, buyer's heirs and assigns, free and since said date placed, permitted or arising by, through or under seller, except taxes, municipal liens, water rents and public charges so assumed by the buyer (Continue)  *IMPORTANT NOTICE: Delete, by lining out, whichever phrase and whichever we creditor, as such word is defined in the Truth-in-lending Act and Regulation Z, the purpose, use Stevens-Ness Form No. 1319 or similar.  *IMPORTANT NOTICE: Delete, by lining out, whichever phrase and whichever we creditor, as such word is	being included in the minimum regular payments between the between the parties hereto as of the date of this contract.  erty described in this contract is  ess or commercial purposes.  1990, and may retain such possession so long as at all times buyer will keep the premises and the buildings, now or hereafter erected to strip thereof; that buyer will keep said premises free from construction and all costs and attorney's lees incurred by seller in delending against any such liens; that water rents, public charges and municipal liens which hereafter lawfully may be to become past due; that at buyer's expense, buyer will insure and keep insured all to the seller and then to the buyer as their respective interests may appear and all the buyer shall fail to pay any such liens, costs, water tents, tares or charges or to made shall be added to and become a part of the debt secured by this contract and arising to the seller for buyer's breach of contract.  Extram-the-date-hereot, seller will furnish unto-buyer a-title insurance policy insuring premises in the seller; on or subsequent to the date-of-this agreement, save and and easungnts now of record, it any and the said contract or mortgage Seller also surrender of this agreement, seller will deliver a good and sufficient dred conveying clear of encumbrances as of the date hereof and free and clear of all encumbrances in figh however, the said easenents, restrictions, the said contract or mortgage and the rand further excepting all liens and encumbrances created by the buyer or assigns, and on reverse)  STATE OF OREGON,  STATE OF OREGON,  STATE OF OREGON,
annuan from  above required: Taxes on said premises for the current liveal year shall be prere  The buyer warrants to and covenants with the seller that the real prope  (A) primarily for buyer's personal, lumity or household purposes,  (B) for an organisation (even if buyer is a natural person) for busing  The buyer shall be entitled to possession of said lands on \( \text{D} \) \( \text{C} \) buyer is not in default under the terms of this contract. The buyer agrees that thereon, in good condition and repair and will not suffer or permit any waste other lines and save the seller harmless therefrom and reimbures seller for all to buyer will pay all taxes hereafter levied against said property, as well as all imposed upon said premises, all promptly before the same or any part thereof buildings now or hereafter erected on said premises against loss or damage by in a company or companies satisfactory to the seller, with loss payable first policies of insurance to be delivered to the seller as soon as insured. Now if procure and pay for such insurance, the seller may do so and any payment so shall bear interest at the rate aloresaid, without waiver, however, of any right  The seller agrees that all seller's expense and within  (in an amount equal to send purchase price) marketable title in and-to-said except the usual-printed exceptions and the building and other restrictions a agrees that when said purchase price is fully paid and upon request and upon said premises in lee simple unto the buyer, buyer's heirs and assigns, free and since said date placed, permitted or arising by, through or under seller, except taxes, municipal liens, water rents and public charges so assumed by the buyer (Continue)  *IMPORTANT NOTICE: Delete, by lining out, whichever phrase and whichever we creditor, as such word is defined in the Truth-in-lending Act and Regulation Z, the purpose, use Stevens-Ness Form No. 1319 or similar.  *IMPORTANT NOTICE: Delete, by lining out, whichever phrase and whichever we creditor, as such word is	being included in the minimum regular payments being included in the minimum regular payments between the parties hereto as of the date of this contract.  erty described in this contract is  ess or commercial purposes.  1990, and may retain such possession so long as at all times buyer will keep the premises and the buildings, now or hereafter erected to strip thereof; that buyer will keep said premises free from construction and all costs and attorney's lees incurred by seller in delending against any such liens; that water rents, public charges and municipal liens which hereafter lawfully may be to become past due; that at buyer's expense, buyer will insure and keep insured all to the seller and then to the buyer as their respective interests may appear and all the buyer shall fail to pay any such liens, costs, water tents, tares or charges or to made shall be added to and become a part of the debt secured by this contract and arising to the seller for buyer's breach of contract.  **se tron-the-date-hereof, seller will furnish unto-buyer a-title insurance policy insuring the premises in the seller; on or subsequent to the date-of-this agreement, save and and easements now of record, if any and the said contract or mortgage seller also surrender of this agreement, seller will deliver a good and sufficient deed conveying clear of encumbrances as of the date hereof and free and clear of all encumbrances in fine however, the said contract or mortgage and the rand further excepting all liens and encumbrances created by the buyer or assigns, and on reverse)  **STATE OF OREGON**,
The buyer warrants to and covenants with the seller that the real proper of (A) primarily for buyer's personal, family or household purposes, (B) for an organisation (even it buyer is a natural person) to busing the buyer shall be entitled to possession of said lands on Decebuyer is not in default under the terms of this contract. The buyer agrees that thereon, in good condition and repair and will not suffer or permit any waste other liens and save the seller harmless therefrom and reimburse seller for all couper will pay all taxes hereafter levied against said property, as well as all imposed upon said premises, all promptly before the same or any part thereof buildings now or hereafter erected on said premises against loss or damage by in a company or companies satisfactory to the seller, with loss payable first policies of insurance to be delivered to the seller as soon as insured. Now it procure and pay for such insurance, the seller may do so and any payment so shall bear interest at the rate aloresaid, without waiver, however, of any right.  The seller agrees that at seller's expense and within (in mamount squal to each purchase price) marketable fille in and-to-said except the usual-printed acceptions and the building and other restrictions a agrees that when said purchase price is fully paid and upon request and upon said premises in lee simple unto the buyer, buyer's heirs and assigns, free and since said date placed, permitted or arising by, through or under seller, except (Continus).  *IMPORTANT NOTICE: Delete, by lining out, whichever phrase and whichever was real and properties and public charges so assumed by the buyer such as such word is defined in the Truth-in-lending Act and Regulation Z, the purpose, use Stevens-Ness form No. 1319 or similar.	in-addition to be minimum-regular-payments between the parties hereto as of the date of this contract.  erty described in this contract is  ess or commercial purposes.  19 \( \text{Q} \), and may retain such possession so long as at all times buyer will keep the premises and the buildings, now or hereafter erected to strip thereof; that buyer will keep said premises free from construction and all costs and attorney's less incurred by seller in delending against any such liens; that water rents, public charges and municipal liens which hereafter lawfully may be to become past due; that at buyer's expense, buyer will insure and keep insured all to the seller and then to the buyer as their respective interests may appear and all to be seller and then to the buyer as their respective interests may appear and all the buyer shall fail to pay any such liens, costs, water rents, taxes or charges or to made shall be added to and become a part of the debt secured by this contract and arising to the seller for buyer's breach of contract.  Is translue-date-hereof, seller, will turnish unto-huyer-a-title insurance-policy-insuring permises in-the-seller, on-or-subsequent-to-the-date-or-this agreement, save and und easuments now of record, if any and the said contract, an anorthage. Seller also surrender of this agreement, seller will deliver a good and safficient deed conveying clear of encumbrances as of the date hereof and free and clear of all encumbrances ind, however, the said easements, restrictions, the said contract or mortgage and the rand further excepting all liens and encumbrances created by the buyer or assigns, seed on reverse)  STATE OF OREGON,  SS.  County of  I certify that the within instrument was received for record on the
The buyer warrants to and covenants with the seller that the real property of the current liveal year shall be present to any primarily lor buyer's personal, lumily or household purposes, (B) for an organisation (even it buyer is a natural person) to busing the buyer shall be entitled to possession of said lands on Decebuyer is not in default under the terms of this contract. The buyer agrees that thereon, in good condition and repair and will not suffer or permit any waste other liens and save the seller harmless therefrom and reimburse seller lor all to buyer will pay all taxes hereafter levied against said property, as well as all imposed upon said premises, all promptly before the same or any part thereof buildings now or hereafter erected on said premises against loss or damage by in a company or companies satisfactory to the seller, with loss payable first policies of insurance to be delivered to the seller as soon as insured. Now if procure and pay for such insurance, the seller may do so and any payment so shall bear interest at the rate aloresaid, without waiver, however, of any right the seller as the restrictions and repeat the usual-printed acceptions and the building and other restrictions a agrees that when said purchase price is fully paid and upon request and upon said premises in lee simple unto the buyer, buyer's heirs and assigns, free and since said date placed, permitted or arising by, through or under seller, except (Continu.)  *IMPORTANT NOTICE: Delete, by lining out, whichever phrase and whichever was creditor, as such word is defined in the Truth-in-lending Act and Regulation Z, the purpose, use Stevens-Ness form No. 1319 or similar.  *IMPORTANT NOTICE: Delete, by lining out, whichever phrase and whichever was credition, as such word is defined in the Truth-in-lending Act and Regulation Z, the purpose, use Stevens-Ness form No. 1319 or similar.  *IMPORTANT NOTICE: Delete, by lining out, whichever phrase and whichever was credited and contractions. The purpose, use Stevens-Ness form No.	in-addition to be minimum-regular-payments between the parties hereto as of the date of this contract.  erty described in this contract is  ess or commercial purposes.  19
annum from above required. Pares on said premises for the current liveal year shall be prove  The buyer warrants to and covenants with the seller that the real prope  (A) primarily for buyer's personal, lamily or household purposes, (B) for on ordanisation (even it buyer is a natural person) for busin  The buyer shall be entitled to possession of said lands on De Ce buyer is not in default under the terms of this contract. The buyer agrees that thereon, in good condition and repair and will not suller or permit any waste other liens and save the seller harmless therefrom and reimburse seller for all of buyer will pay all taxes hereafter levied against said property, as well as all imposed upon said premises, all promptly before the same or any part thereol buildings now or hereafter erected on said premises against loss or damage by in a company or companies satisfactory to the seller, with loss payable lirst policies of insurance to be delivered to the seller as soon as insured. Now it procure and pay for such insurance, the seller may do so and any payment so shall bear interest at the rate aloresaid, without waiver, however, of any right  The seller agrees that at seller's expense and within  (in an amount equal to each purchase princ) markatable title in-anti-to-said escept the usual-printed acceptions and the building and other restictions a agrees that when said purchase price is fully paid and upon request and upon said premises in lee simple unto the buyer, buyer's heirs and assigns, free and since said date placed, permitted or arising by, through or under seller, except taxes, municipal liens, water rents and public charges so assumed by the buyer  (Continue  *IMPORTANT NOTICE: Delete, by lining out, whichever phrose and whichever we creditor, as such word is defined in the Truth-in-lending Act and Regulation Z, the purpose, use Slavens-Ness Form No. 1319 or similar.  Toscol Color of the seller of the	and a lineddition to being included in the minimum-redular payments being included in the minimum-redular payments between the parties hereto as of the date of this contract.  erty described in this contract is  ess or commercial purposes.  19 10 and may retain such possession so long as at all times buyer will keep the premises and the buildings, now or hereafter erected for or strip thereof; that buyer will keep said premises free from construction and all costs and attorney's lees incurred by seller in delending against any such liens; that water rents, public charges and municipal liens which hereafter lawfully may be become past due; that at buyer's expense, buyer will insure and keep insured all the buyer shall fail to pay any such liens, costs, water rents, tares or charges or to made shall be added to and become a part of the debt secured by this contract and arising to the seller for buyer's breach of contract.  Is tron-the-date-hereof, seller will furnish unto-huyer-a-title insurance policy-insuring buyer-minese-in-the-seller; on-or-subsequent to the date of this agreement, save and surface and caraments now of record   Lany, and the said contract in associated and surrender of this agreement, seller will deliver a good and sufficient deed conveying clear of encumbrances as of the date hereof and free and clear of all encumbrances inf. however, the said customers, restrictions, the said contract or mortgage and the rand further excepting all liens and encumbrances created by the buyer or assigns, and on reverse)  STATE OF OREGON,  SS.  County of  I certify that the within instrument was received for record on the data of all contract or mortgage and the rand further excepting all liens and encumbrances created by the buyer or assigns, and on reverse)  County of   I certify that the within instrument was received for record on the data of   I certify that the within instrument was received for record on the   I certify that the within instrument was received for record on the   I certify that   I certi
above required. Pares on said premises for the current liveal year shall be prevent above required. Pares on said premises for the current liveal year shall be prevent for buyer's personal, lamily or household purposes, (B) for on ordanisation (even it buyer is a naturel person) for busing.  The buyer shall be entitled to possession of said lands on De Ce buyer is not in default under the terms of this contract. The buyer agrees that thereon, in good condition and repair and will not suller or permit any waste other liens and save the seller harmless therefrom and reimburse seller for all obuyer will pay all taxes hereafter levied against said property, as well as all imposed upon said premises, all promptly before the same or any part thereof buildings now or hereafter erected on said premises against loss or damage by in a company or companies satisfactory to the seller, with loss payable lirst policies of insurance to be delivered to the seller as soon as insured. Now it procure and pay for such insurance, the seller may do so and any payment so shall bear interest at the rate aloresaid, without waiver, however, of any right.  The seller agrees that at seller's expense and within  (in an amount equal to each purchase price) markatable title in-anti-to-said for any companies in lee simple unto the buyer, buyer's heirs and assigns, free and since said date placed, permitted or arising by, through or under seller, except taxes, municipal liens, water rents and public charges so assumed by the buyer creditor, as such word is defined in the Truth-in-lending Act and Regulation Z, the purpose, use Stavens-Ness Form No. 1319 or similar.  *IMPORTANT NOTICE: Delete, by lining out, whichever phrose and whichever we creditor, as such word is defined in the Truth-in-lending Act and Regulation Z, the purpose, use Stavens-Ness Form No. 1319 or similar.  *IMPORTANT NOTICE: Delete, by lining out, whichever phrose and whichever we creditor, as such word is defined in the Truth-in-lending Act and Regulation Z, the purpose,	and a lineddition to being included in the minimum-regular payments being included in this contract.  erty described in this contract is  ess or commercial purposes.  19
above required. Pares on said premises for the current liveal year shall be prevent above required. Pares on said premises for the current liveal year shall be prevent for buyer's personal, lamily or household purposes, (B) for on ordanisation (even it buyer is a naturel person) for busing.  The buyer shall be entitled to possession of said lands on De Ce buyer is not in default under the terms of this contract. The buyer agrees that thereon, in good condition and repair and will not suller or permit any waste other liens and save the seller harmless therefrom and reimburse seller for all obuyer will pay all taxes hereafter levied against said property, as well as all imposed upon said premises, all promptly before the same or any part thereof buildings now or hereafter erected on said premises against loss or damage by in a company or companies satisfactory to the seller, with loss payable lirst policies of insurance to be delivered to the seller as soon as insured. Now it procure and pay for such insurance, the seller may do so and any payment so shall bear interest at the rate aloresaid, without waiver, however, of any right.  The seller agrees that at seller's expense and within  (in an amount equal to each purchase price) markatable title in-anti-to-said for any companies in lee simple unto the buyer, buyer's heirs and assigns, free and since said date placed, permitted or arising by, through or under seller, except taxes, municipal liens, water rents and public charges so assumed by the buyer creditor, as such word is defined in the Truth-in-lending Act and Regulation Z, the purpose, use Stavens-Ness Form No. 1319 or similar.  *IMPORTANT NOTICE: Delete, by lining out, whichever phrose and whichever we creditor, as such word is defined in the Truth-in-lending Act and Regulation Z, the purpose, use Stavens-Ness Form No. 1319 or similar.  *IMPORTANT NOTICE: Delete, by lining out, whichever phrose and whichever we creditor, as such word is defined in the Truth-in-lending Act and Regulation Z, the purpose,	the described in this contract is  ess or commercial purposes.  19
animum from above required: Parts on said premises for the current liveal year shall be premised.  The buyer warrants to and covenants with the seller that the real proposition of the propose of (A) primarily for buyer's personal, lamily or household purposes, (B) for on organisation (even it buyer is a natural person) for busing.  The buyer shall be entitled to possession of said lands on De Ce buyer is not in default under the terms of this contract. The buyer agrees that thereon, in food condition and repair and will not sulter or permit any waste other liens and save the seller harmless therefrom and reimburse seller for all of buyer will pay all taxes hereafter levied against said property, as well as all imposed upon said premises, all promptly before the same or any part thereof buildings now or hereafter erected on said premises against loss or damage by in a company or companies satisfactory to the seller, with loss payable first policies of insurance to be delivered to the seller as soon as insured. Now if procure and pay for such insurance, the seller may do so and any payment so shall bear interest at the rate aforesaid, without waiver, however, of any right.  The seller stress that at seller's expense and within the said purchase price is fully paid and upon request and upon said premises in lee simple unto the buyer, buyer's heirs and assigns, free and since said date practicitions. Agrees that when said purchase price is fully paid and upon request and upon said premises in lee simple unto the buyer, buyer's heirs and assigns, free and since said date placed, permitted or arising by, through or under seller, exceptiaxes, municipal liens, water rents and public charges so assumed by the buyer.  *IMPORTANT NOTICE: Deleie, by lining out, whithever phrase and whichever we creditor, as such word is defined in the Truth-in-lending Act and Regulation Z, the purpose, use Stevens-Ness Form No. 1319 or similar.  *IMPORTANT NOTICE: Deleie, by lining out, whichever phrase and whichever who purpose, use S	the deliberation of the minimum-regular payments being included in the minimum-regular payments being included in the contract.  The described in this contract is sess or commercial purposess.  19
animum from above required: Parts on said premises for the current liveal year shall be premised.  The buyer warrants to and covenants with the seller that the real proposition of the propose of (A) primarily for buyer's personal, lamily or household purposes, (B) for on organisation (even it buyer is a natural person) for busing.  The buyer shall be entitled to possession of said lands on De Ce buyer is not in default under the terms of this contract. The buyer agrees that thereon, in food condition and repair and will not sulter or permit any waste other liens and save the seller harmless therefrom and reimburse seller for all of buyer will pay all taxes hereafter levied against said property, as well as all imposed upon said premises, all promptly before the same or any part thereof buildings now or hereafter erected on said premises against loss or damage by in a company or companies satisfactory to the seller, with loss payable first policies of insurance to be delivered to the seller as soon as insured. Now if procure and pay for such insurance, the seller may do so and any payment so shall bear interest at the rate aforesaid, without waiver, however, of any right.  The seller stress that at seller's expense and within the said purchase price is fully paid and upon request and upon said premises in lee simple unto the buyer, buyer's heirs and assigns, free and since said date practicitions. Agrees that when said purchase price is fully paid and upon request and upon said premises in lee simple unto the buyer, buyer's heirs and assigns, free and since said date placed, permitted or arising by, through or under seller, exceptiaxes, municipal liens, water rents and public charges so assumed by the buyer.  *IMPORTANT NOTICE: Deleie, by lining out, whithever phrase and whichever we creditor, as such word is defined in the Truth-in-lending Act and Regulation Z, the purpose, use Stevens-Ness Form No. 1319 or similar.  *IMPORTANT NOTICE: Deleie, by lining out, whichever phrase and whichever who purpose, use S	nond. inaddition to being included in the minimum-regular payments being included in the contract.  The parties hereto as of the date of this contract.  The parties hereto as of the date of this contract.  The parties hereto as of the date of this contract.  The parties hereto as of the date of this contract.  The parties here of the premises and the buildings, now or hereafter created to strip thereof; that buyer will keep said premises free from construction and all costs and atterney's less incurred by seller in defending against any such liens; that water rents, public charges and municipal liens which hereafter lawfully may be the become past due; that at buyer's expense, buyer will insure and keep insured all the fire (with extended coverage) in an amount not less than \$full insure and all to the seller and then to the buyer as their respective interests may appear and all to the seller and then to the buyer as their respective interests may appear and all to the seller and then to the buyer as their respective interests may appear and all arising to the seller to buyer's breach of contract.  It is transitive to be seller to buyer's breach of contract.  It is transitive to be seller to buyer as their respective interests may appear and all arising to the seller, on or subsequent to the date of this agreement, save and arising to the seller, on or subsequent to the date of this agreement, save and an assumption on the seller, on or subsequent to the date of this agreement, save and contract and arising to the seller of this agreement, seller will deliver a good and sallicient dred conveying surrender of this agreement, seller will deliver a good and sallicient dred conveying clear of encumbrances as of the date hereof and free and clear of all encumbrances inf, however, the said easenisents, restrictions, the said contract or mortgage and the rand their excepting all liens and encumbrances created by the buyer or assigns and the relief to the seller is a seller MUST comply with the Act and Regulation by ma
annum from  above required. Pates on said premises for the current liveal year shall be prevented. Pates on said premises for the current liveal year shall be prevented for the buyer warrants to and coverants with the seller that the real proposes, (B) for on ordanization (even it buyer is a natural person) for busing the buyer is not in default under the terms of this contract. The buyer affects that thereon, in food condition and repair and with not suffer or permit any waste other liens and save the seller harmless thereform and reimburse seller for all of buyer will pay all taxes hereafter levied against said property, as well as il imposed upon said premises, all promptly before the same or any part thereof buildings now or hereafter exceted on said premises adainst loss or damage by in a company or companies satisfactory to the seller, with loss payable first policies of insurance to be delivered to the seller as soon as insured. Now il procure and pay for such insurance, the seller may do so and any payment so shall bear interest at the rate aloresaid, without waiver, however, of any right if procure and pay for such insurance, the seller may do so and any payment so shall bear interest at the rate aloresaid, without waiver, however, of any right for an amount equal to said purchase price is fully paid and upon request and upon a said premises in fee simple unto the buyer, buyers heirs and assigns, free and since said date placed, permitted or arising by, through or under seller, event taxes, municipal liens, water rents and public charges so assumed by the buyer as a such word is defined in the Truth-in-lending Act and Regulation Z, the purpose, use Stevens-Ness form No. 1319 or similar.  *IMPORTANT NOTICE: Deleis, by lining out, whichever phrose and whichever we creditor, as such word is defined in the Truth-in-lending Act and Regulation Z, the purpose, use Stevens-Ness form No. 1319 or similar.  *IMPORTANT NOTICE: Select the following payment to the purpose, use Stevens Ness form No. 1319 or similar.	in addition to the minimum-regular payments being included in the minimum-regular payments being included in this contract.  erty described in this contract is  ess or commercial purposes.  19 9 and may retain such possession so long as at all times buyer will keep the premises and the buildings, now or hereafter erected to retrip thereof; that buyer will keep said premises free from construction and all costs and attorney's fees incurred by seller in delending adainst any such liens; that water rents, public charges and municipal liens which hereafter lawfully may be to become past due; that at buyer's expense, buyer will insure and keep insured all to the seller and then to the buyer as their respective interests may appear and all to the seller and then to the buyer as their respective interests may appear and all the buyer shall fall to pay any such liens, costs, water rents, tarse or charges or to made shall be added to and become a part of the debt secured by this contract and arising to the seller for buyer's breach of contract.  It from the dete-bereol, seller will furnish unto-huyer a title insurance-policy-insuring arising to the seller for on-subsequent to the debt secured by this contract and arising to the seller for on-subsequent to the dete-of-this agreement seller also surrender of this agreement, seller will deliver a good and sufficient deed conveying clear of encumbrances as of the date hereof and fire and clear of all encumbrances inf, however, the said easements, restrictions, the said contract or mortgage and the rand lurther excepting all liens and encumbrances retaided by the buyer or assigns, ted on reverse)  STATE OF OREGON,  SS.  County of 19  SPACE RESERVED at Certify that the within instrument was received for record on the day of 19, and the conditions of the seller list of the selle
and above required. Pates on said premises for the current liveal year shall be prevented to the buyer warrants to and coverants with the seller that the real proper (A) primarily for buyer's personal, family or household purposes, (B) for an ordanization (even it buyer is a natural person) for busing the property of the soller than the terms of this contract. The buyer afrees that thereon, in good condition and repair and will not suller or permit any waster other liens and save the seller harmless therefrom and reimburse seller for all buyer will pay all taxes herafter levied against said property, as well as all imposed upon said premises, all promptly before the same or any part thereol buildings now or hereafter erected on said premises against loss or damage by in a company or companies satisfactory to the seller, with loss payable lirst policies of insurance to be delivered to the seller as soon as insured. Now it procure and pay for such insurance, the seller may do so and any payment so shall bear interest at the rate aforesaid, without waiver, however, of any right of except the usual-primed asceptions and the buildings and other restrictions a agrees that when said purchase price is fully paid and upon request and upon said premises in lee simple unit to the buyer, buyer's heirs and assigns, free and since said date placed, permitted or arising by, through or under seller, except taxes, municipal liens, water rents and public charges so assumed by the buyer taxes, municipal liens, water rents and public charges so assumed by the other saids and the said purchase of the seller and whichever we have a such word is defined in the Truth-in-lending Act and Regulation Z, the purpose, use Stavens-Ness form No. 1319 or similar.  *IMPORTANT NOTICE: Deleis, by lining out, whichever phrase and whichever we have a such word is defined in the Truth-in-lending Act and Regulation Z, the purpose, use Stavens-Ness form No. 1319 or similar.  *IMPORTANT NOTICE: Deleis, by lining out, whichever phrase on the suffer of t	nond • [in-addition to berna included in the minimum-regular payments] being included in the contract.  The being included in the contract.  The contract is essent commercial purposes.  The contract is essent commercial purposes.  The contract is essent the premises and the buildings, now or hereafter erected to extrip thereof; that buyer will keep said premises free from construction and all costs and atterney's less incurred by seller in detending against any such liens; that water rents, public charges and municipal liens which hereafter lawfully may be to become past due; that a buyer's expense, buyer will insure and keep insured all to the seller and then to the buyer as their respective interests may appear and all to the seller and then to the buyer as their respective interests may appear and all to the seller and then to the buyer as their respective interests may appear and all in the buyer shall fail to pay any such liens, costs, water tents, tases or charges or to made shall be added to and become a part of the debt secured by this contract and arising to the seller to buyer's breach of contract.  Its Loan-the-date-hereol, seller will lumish unto-buyer a title insurence-policy-insuring or premises in the seller; on or subsequent to the date of this agreement, save and case and all and assumpts now at record, it any, and the said contract or mortgage. Seller also surrender of this agreement, seller will deliver a good and sallicient dred conveying clear of encumbrances as of the date hereof and free and clear of all encumbrances inf, however, the said easenients, restrictions, the said contract or mortgage and the rand lutther excepting all liens and encumbrances created by the buyer or assigns are and the respective of the seller is a seller MUST comply with the Act and Regulation by making required disclosures; for this seller MUST comply with the Act and Regulation by making required disclosures; for this ment/microfilm/reception No, Record of Deeds of said county.
annum from the paid above required. Pates on said premises for the current liveal year shall be prevented to the buyer warrants to and coverants with the seller that the real proper (A) primarily for buyer's personal, family or household purposes, (B) for an examination (even it buyer is a natural person) for busing the part of the following the property of the control of the co	in addition to the minimum-regular payments made between the parties hereto as of the date of this contract.  erty described in this contract is  est of commercial purposes.  In Detail included in the contract.  est of commercial purposes.  In Detail in this contract is  est of commercial purposes.  In Detail in this contract is  est of commercial purposes.  In Detail in this contract is  est of commercial purposes.  In Detail in the buyer will keep the premises and the buildings, now or hereafter creeted or strip thereol; that buyer will keep said premises free from construction and all costs and attorney's lees incurred by seller in defending against any such liens, that water rents, public charges and municipal liens which hereafter lawfully may be to become past due; that at buyer's expense, buyer will insure and keep insured all the buyer shall fail to the suler as their respective interests may appear and all the buyer shall fail to pay any such liens, costs, water rents, taxes or charges or to made shall be added to and become a part of the debt secured by this contract and arising to the seller for buyer's breach of contract.  It from the date-hereol, seller, will furnish unto-huyer a cliffer insurance policy-insuring to the seller for buyer's breach of contract.  It from the date-hereol, seller, will furnish unto-huyer a cliffer insurance policy-insuring to the seller for buyer's breach of contract.  It from the date-hereol, seller, will furnish unto-huyer a cliffer insurance policy-insuring to the seller for buyer's breach of contract.  It for the seller for buyer's breach of contract.  It for the seller for buyer's breach of contract.  It for the seller for the seller for the date of the insurance policy-insuring for promises in the seller for a seller for the seller has a seller for the seller for any first for the seller for a seller for any first for the seller for any first for the seller for the seller for the
above required. Pates on each premises for the current liveal year shall be prevented above required. Pates on each premises for the current liveal year shall be prevented by the buyer warrants to and covernants with the seller that the real properation of the properation of the current liveal year shall be prevented by the buyer is not in default under the terms of this contract. The buyer agrees that thereon, in good condition and repair and will not suffer or permit any wasted other liens and save the seller harmless thereform and reimburse seller for all obuyer will pay all taxes hereafter levied against said property, as well as all imposed upon said premises, all promptly before the same or any past thereof buildings now or hereafter erected on said premises against loss or damage by in a company or companies satisfactory to the seller, with loss payable lists policies of insurance to be delivered to the seller as soon as insured. Now it procure and pay for such insurance, the seller may do so and any payment so shall bear interest at the rate aloresaid, without waiver, however, of any right.  The seller agreet that at seller's expense and within.  The seller agreet that at seller's expense and within agreet that when said purchase price is fully paid and upon request and upon said premises in lee simple unto the buyer, buyer's heirs and assigns, free and since said date placed, permitted or arising by, through or under seller, except taxes, municipal liens, water rents and public charges so assumed by the buyer agreets in lee simple unto the buyer, buyer's heirs and assigns, free and since said date placed, permitted or arising by, through or under seller, except taxes, municipal liens, water rents and public charges so assumed by the buyer and work work words and seller, except taxes, municipal liens, water rents and public charges so assumed by the buyer of the seller is such words.  *IMPORTANT NOTICE: Deleie, by lining out, whichever phrose and whichever words and the seller in the seller is and the s	in addition to the minimum-regular payments being included in the minimum-regular payments being included in this contract.  erty described in this contract is  ess or commercial purposes.  19 9 and may retain such possession so long as at all times buyer will keep the premises and the buildings, now or hereafter erected to retrip thereof; that buyer will keep said premises free from construction and all costs and attorney's fees incurred by seller in delending adainst any such liens; that water rents, public charges and municipal liens which hereafter lawfully may be to become past due; that at buyer's expense, buyer will insure and keep insured all to the seller and then to the buyer as their respective interests may appear and all to the seller and then to the buyer as their respective interests may appear and all the buyer shall fall to pay any such liens, costs, water rents, tarse or charges or to made shall be added to and become a part of the debt secured by this contract and arising to the seller for buyer's breach of contract.  It from the dete-bereol, seller will furnish unto-huyer a title insurance-policy-insuring arising to the seller for on-subsequent to the debt secured by this contract and arising to the seller for on-subsequent to the dete-of-this agreement seller also surrender of this agreement, seller will deliver a good and sufficient deed conveying clear of encumbrances as of the date hereof and fire and clear of all encumbrances inf, however, the said easements, restrictions, the said contract or mortgage and the rand lurther excepting all liens and encumbrances retaided by the buyer or assigns, ted on reverse)  STATE OF OREGON,  SS.  County of 19  SPACE RESERVED at Certify that the within instrument was received for record on the day of 19, and the conditions of the seller list of the selle
annum from the paid above required. Pates on said premises for the current liveal year shall be present the buyer warrants to and coverants with the seller that the real proper (A) primarily for buyer's personal, family or household purposes, (B) for on organisation (even it buyer is a natural person) for busing the part of the buyer shall be entitled to possession of said lands on DECC buyer is not in default under the terms of this contract. The buyer agrees that thereon, in good condition and repair and will not suffer or permit any waste other liens and save the seller harmless therefrom and reimburse seller in all buyer will pay all taxes hereafter levied against said property, as well as all buyer will pay all taxes hereafter levied against said property, as well as all imposed upon said premises, all promptly before the same or any part thereol buildings now or hereafter erected on said premises against loss or damage by in a company or companies satisfactory to the seller, with loss payable first policies of insurance to be delivered to the seller may do so and any payment so shall bear interest at the rate aforesaid, without waiver, however, of any right policies of insurance to be delivered to the seller may do so and any payment so shall bear interest at the rate aforesaid, without waiver, however, of any right the seller seller stress that at seller's expense and within a street of the without and purchase price in lutty said season as insured. Now it is a street first when any part the restrictions a street that when and purchase price in fully said season assigns, free and since said date placed, permitted or arising by, through or under seller, except taxes, municipal liens, water rents and public charges so assumed by the buyer.  *IMPORTANT NOTICE: Delets, by lining out, whichever phrose and whichever we are such words as sellenged in the Truth-in-Lending Act and Regulation Z, the purpose, use Stavens-Ness Form No. 1319 or similar.  *IMPORTANT NOTICE: Delets, by lining out, whichever phrose and	in Addition to the minimum-regular payments in the debtween-the parties hereto as of the date of this contract.  erty described in this contract is  est of commercial purposes.  ATHOR COLOR (1994), and may retain such possession so long as at all times buyer will keep the premises and the buildings, now or hereafter erected or strip thereol; that buyer will keep said premises free from construction and all costs and attorney's lees incurred by seller in delending against any such liens; that water rents, public charges and municipal liens which hereafter lawfully may be the become past due; that at buyer's expense, buyer will inverse and keep insured all the buyer shall fail to pay any such liens, costs, water rents, tases or charges or to made shall be added to and become a part of the debt secured by this contract and arising to the seller for buyer's breach of contract.  S. trom-the-date-hereol, seller, will furnish unto-huyer a-title insurence policy-insuring the premises in the seller for one subsequent to the debt secured by this contract and arising to the seller for one subsequent to the date-of-this agreement, save and arising to the seller for buyer's breach of contract.  S. trom-the-date-hereol, seller, will furnish unto-huyer a-title insurence policy-insuring the premises in the seller for buyer's breach of contract.  S. trom-the-date-hereol, seller, will furnish unto-huyer a-title insurence policy-insuring the premises in the seller for subsequent to the date-of-this agreement, save and undersupents now all record. I amy and the seller the detered and tree mentions are seller also and leavent of the tentor of the combrances in the seller is not and the seller in the se

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, and the payments to become due on said contract or mortgage, principal and interest, or any of them, punctually within ten 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 forleited 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 layor 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 re-entry, or any other act of said seller to be performed and without any right of the buyer of return, reclamation or compensation for moneys paid on account of the purchase 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 therefolore 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 default. And the said seller, in case of such default, shall have the right immediately, or at any time thereafter, to enter upon the land alloresaid, without any process of law, and take immediate possession thereof, together with all the improvements and appurtenances thereon or thereto belonging.

The buyer further agrees that lailure by the seller at any time to require performance by the buyer of any provision hereof shall in no way affect seller's right 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 any such provision, or as a waiver of the provision itself.

The sellers state to the buyens, that to the best of their ability there are notions or encumbrancer against said property.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$39,340.87. @ Homewor, the actual consideration consists

al or includes other property or value given or promised which in the consideration (indicate which): (i) However, the actual consideration consists of the consideration (indicate which): (i) In case suit or action is instituted to loreclose this contract or to enlorce any provision hereof, the losing party in said suit or action agrees to pay such sum as the trial court may adjudge reasonable as attorney's fees to be allowed the prevailing party in said suit or action and if an appeal is taken from any judgment or decree of the trial court, the losing party further promises to pay such sum as the appellate court shall adjudge reasonable as the prevailing party's attorney's fees on such appeal.

In construing this contract, it is understood that the seller or the buyer may be more than one person; 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 make the provisions hereol apply equally to corporations and to individuals.

IN WITNESS WHEREOF, said parties have executed this instrument in duplicate; if either of the undersigned is a corporation, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

\* SELLER: Comply with ORS 93.905 at seq prior to exercising this remedy.

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.

, , , , , , , , , , , , , , , , , , ,	
STATE OF OREGON, County of) ss.	
This instrument was acknowledged before me on	, 19,
This instrument was acknowledged before me on November 17, by Ginger Lee Derry, Joseph Frederick Derry Jr., Christine and Zeldon C Lovett	, 19.92., M Lovett
OFFICIAL SEAL Mules Moreonan	•
OFFICIAL SEAL SHIRLEY J. DRUMM NOTARY PUBLIC-OREGON COMMISSION NO 006078 MY COMMISSION EXPIRES APR. 16, 1995 My commission expires April 106, 1995 MY COMMISSION EXPIRES APR. 16, 1995 My commission expires	ic for Oregon

Section 4 of Chapter 618, Oregon Laws 1975, provides:

"(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 acknowledgment of deeds, by the owner of the title being conveyed. Such instruments, or a memorandum thereof, shall be recorded by the conveyor not later than 15 days after the instrument is executed and the parties are bound thereby.

"(2) Violation of subsection (1) of this section is a Class B misdemeanor."

(DESCRIPTION CONTINUED)

Terms of this Sales

1) The payment on the contract that the buyer assumes shall be paid in the amount of not less than three-Hundred Fifty-Nine and 90/00 Dollars (\$359.90), which is at a rate of 990 per annum, due on the 13th of each month. The buyers agree to make the November 13th payment on or before the 30+nof November to Mountain Title Company in Klamath Falls, 0 region. They will then continue making each payment from December 13, 1993, and thereafter to Mountain Title.

2) Buyers will takeover back property takes owing in the approximate amount of #3,605.89 (Three Thousand Six Hundral Five and 59/100 Dollars) They agree to make a \$200 00 (Two Hundred Dollar) payment each (MA)
Donth beginning in December 1992, to the Klamath fronty Tax 6 LD
Office They will continue to have the \$1000 Office They will continue to pay the \$200 a monthly until the stone 1993 ATO
Payment at which title the amount will be \$100.0 (One thundred and on Dollar)

monthly, or more, thereafter each month until such time all back toxes are brought carrent. Each latest year of back toxes are must be paid by Buyers by May 1st of the year of local of their property (passanditions) from the premer; so except the debris in the basement, by November 30, 1992. The debris in the basement will be the buyers' responsibility. The sellers will leave the bath room sink vanity and old wooden table with rounded corners.

4) Property is sold in "As Is" condition. Buyers are aware of leaks in roof and low water pressure.

5) An insurance policy in an amount of at least \$40,000 = must be in effect by December 1,1993, with Cynthia Gallagher listed as the beneficiary of said shey with balance left over to Joseph Fode not Derry TR. after Cynthia's lan balance has been paid.

STATE	OF	OREGON:	COUNTY	OF KI	AMATH:	SS.

Filed	for record at request	of thethe	day
of	Nov.	A.D., 19 <u>92</u> at <u>9:58</u> o'clock <u>A.M.</u> , and duly recorded in Vol	M92 ,
		of on Page	
		Evelyn Biehn - County Clerk	
FEE	\$40.00	By Queline Muelino	lace
cc	2.00		
	\$40.00		