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CONTRACT—REAL ESTATE

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THIS CONTRACT, Made this 12 day of April, 19 93, between
Jay I. Mayfield and Julia M. Mayfield

and Jay Carl Mayfield and Kim Ellen Mayfield, hereinafter called the seller,

hereinafter called the buyer,

WITNESSETH: That in consideration of the mutual covenants and agreements herein contained, the seller agrees to sell unto the buyer and the buyer agrees to purchase from the seller all of the following described lands and premises situated in Klamath County, State of Oregon, to-wit:

Block 2, Lot 5, North Beaver Marsh Addition
Sec. 19, T. 28, R. 8

for the sum of Three thousand Dollars (\$ 3,000.00),

hereinafter called the purchase price, on account of which One thousand

Dollars (\$ 1,000.00) is paid on the execution hereof (the receipt of which is hereby acknowledged by the seller); the buyer agrees to pay the remainder of the purchase price (to-wit: \$ 2,000.00) to the order of the seller in monthly payments of not less than Forty one and four hundreths

Dollars (\$ 41.04) each,

To be

payable on the 15 day of each month hereafter beginning with the month of May, 19 93, and continuing until the purchase price is fully paid.

The true and actual consideration for this conveyance is \$ 3,462.00 (Here comply with ORS 93.030.)

All of the purchase price may be paid at any time; all of the deferred payments shall bear interest at the rate of 8.5 percent per annum from May 15, 1993 until paid; interest to be paid Monthly

and * ~~XXXXXX~~ to be included in the minimum monthly payments above required. Taxes on the premises for the current tax year shall be prorated between the parties hereto as of the date of this contract.

The buyer warrants to and covenants with the seller that the real property described in this contract is

* (A) primarily for buyer's personal, family or household purposes,

~~(B) for a business or commercial purpose.~~

The buyer shall be entitled to possession of the lands on May 15, 19 93, and may retain such possession so long as buyer is not in default under the terms of this contract. The buyer agrees that at all times buyer will keep the premises and the buildings, now or hereafter erected thereon, in good condition and repair and will not suffer or permit any waste or strip thereof; that buyer will keep the premises free from construction and all other liens and save the seller harmless therefrom and reimburse seller for all costs and attorney's fees incurred by seller in defending against any such liens; that buyer will pay all taxes hereafter levied against the property, as well as all water rents, public charges and municipal liens which hereafter lawfully may be imposed upon the premises, all promptly before the same or any part thereof become past due; that at buyer's expense, buyer will insure and keep insured all buildings now or hereafter erected on the premises against loss or damage by fire (with extended coverage) in an amount not less than \$ 3,000.00 in a company or companies satisfactory to the seller, specifically naming the seller as an additional insured, with loss payable first to the seller and then to the buyer as their respective interests may appear and all policies of insurance to be delivered to the seller as soon as insured. Now if the buyer shall fail to pay any such liens, costs, water rents, taxes or charges or to procure and pay for such insurance, the seller may do so and any payment so made shall be added to and become a part of the debt secured by this contract and shall bear interest at the rate aforesaid, without waiver, however, of any right arising to the seller for buyer's breach of contract.

(Continued on Reverse)

* IMPORTANT NOTICE: Delete, by lining out, whichever phrase and whichever warranty (A) or (B) is not applicable. If warranty (A) is applicable and if the seller is a creditor, as such word is defined in the Truth-in-Lending Act and Regulation Z, the seller MUST comply with the Act and Regulation by making required disclosures; for this purpose, use Stevens-Ness Form No. 1319 or equivalent.

Jay I. & Julia M. Mayfield
W.M.L. Route 2 Box 6030
Show Low, AZ. 85901

Grantor's Name and Address

Jay C. & Kim E. Mayfield
9333 N. Richmond Ave.
Portland, OR. 97203

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Jay I. & Julia M. Mayfield
W.M.L. Route 2 Box 6030
Show Low, AZ. 85901

Until requested otherwise send all tax statements to (Name, Address, Zip):

Jay C. & Kim E. Mayfield
9333 N. Richmond Ave.
Portland, OR. 97203

STATE OF OREGON,

County of _____ } ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

By _____, Deputy

2000

Jay I Mayfield
JAY I MAYFIELD

Julia M Mayfield
JULIA M MAYFIELD

STATE OF ARIZONA }
COUNTY OF PINAL

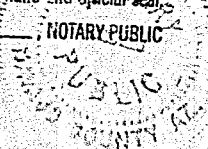
This instrument was acknowledged before me this 26 day of April, 1993, by Jay I Mayfield and Julia M Mayfield

In witness whereof I have set my hand and official seal

[Signature]

NOTARY PUBLIC

Jun 30, 1997



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 8th day
of June A.D., 19 93 at 11:07 o'clock A.M., and duly recorded in Vol. M93
of Deeds on Page 13190

FEE \$40.00

Evelyn Biehn - County Clerk

By Pauline Mullenbore