07-15-94409:26 RCVD-ONTR	
THIS CONTRACT, Made this 27th	day of September 1993
Western Homes, Inc. an Oregon Corpo 5729 Altamont Drive Klamath Falls	S. OR
5729 Altamont Drive Klamath Falls and Chris A. Hansen and Judy A. Hanse	n husband and wife
	, hereinafter called the
WITNESSETH: That in consideration of the	mutual covenants and agreements herein contained, th
agrees to sell unto the buyer and the buyer agrees to and premises situated in Klamath	purchase from the seller all of the following describe
and premises situated in	County, State of
Commonly known as 4010 Altamont Drive	Klamath Falls, OR 97603
Township 39 Range 9 Sec 010CA Tax Block 6 Sub Div Altamont Acres 3RD	
BIOCK O SUB DIV AIGHIDIG ACTES SKD	addition
for the sum of Fifteen Thousand Seven Hu	ndred Seventy and no/100 Dollars (\$15,770.
(hereinafter called the purchase price) on account of w	hich 0
	paid on the execution hereof (the receipt of which is
acknowledged by the seller), and the remainder to be p	aid at the times and in amounts as follows, to-wit:
In monthly installments of \$ <del>200.00</del> pe	r month including principle and interest
at an annual rate of 13%. Buyer	
· · · · · · · · · · · · · · · · · · ·	이 같은 사회에 가격해 가격해 가격 가지 않는 것이 가격 가격 가격에 있는 것이 가지 않는 것이 있다. 가지 않는 것이 있는 것이 가지 않는 것이 같은 것이 가지 않는 것이 같은 것이 있다. 것이 가지 않는 것이 같은 것이 가지 않는 것이 같은 것이 있는 것이 같은 것이 있다. 것이 같은 것이 있는 것이 있다. 것이 있는 것이 없다. 것이 있는 것이 있는 것이 있는 것이 없는 것이 있는 것이 없는 있는 것이 없는 것이 있는 것이 없는 것이 않는 것이 없는 것이 않는 것이 없는 것이 않는 것이 없는 것이 없는 것이 없는 않은
First payment due November 10, 1993	n general de la companya de la comp La companya de la comp
a general est monumente en la sprach procession en la sur monte a la marce a la parte de	
11. 第二十一分累到4.2000年1月18日1日1日1日(1)11日(1)11日)11日(1)11日)11日(1)11日(1)11日(1)11日(1)1日(1)1日(1)1日)11日(1)1日(1)1日(1)1日)11日(1))(1))	가 가장 있는 것 같아요. 가장
이는 것은 사람들은 것은 것은 것은 것은 것은 것은 것은 것은 것은 것을 하는 것은 것이다. 가지 않는 것은	승규야, 같이 걸렸는 것이는 것이 있다.
3) An encoder of the second encoder of the state encoder as an encoder of the second encode second encoder of the second encoder	
All of said purchase price may be paid at any time: all deterred balances shall	
September 27 until raid, interest to be pai	id Monthly and * { being included in the minimum regular
above required. Taxes on said premises for the current tax year shall be pr	
The buyer warrants to and covenants with the seller that the real prot $^{\circ}(A)$ primarily low buyer's personal, lamily or incusehold purposes. (B) for an organization or (even it buyer is a ratural person) is lor	perty described in this contract is
The buyer shall be entitled to possession of said lands on	tember 27 1993 and may retain such possession s
The buyer shall be entitled to possession of said i ands on <u>Sep</u> buyer is not in default under the terms of this convract. The buyer agrees the thereon, in good condition and repair and will no suffer or permit any was	tempor 2/ 1993, and may retain such possession a at all times buyer will keep the premises and the buildings, now or hereaft is or strip thereoir that buyer will keep said premises tree from construction
The buyer shall be entitled to possession of said i inds on <u>Sep</u> buyer is not in default under the terms of this contract. The buyer afteres the thereon, in good condition and repair and will not suffer or permit any was other liens and save the seller harmless therefrom and reimbures seller for all buyer will pay all taxes hereafter levied adainst taid property, as well as a imposed upon said premises, all promotly before the same or any noart there	tember 2/ at at all times buyer will keep the premises and the buildings, now or hereaft is or strip thereol; that buyer will keep said premises tree from construction toots and attorney's tees incurred by seller in detending against any such 1 if water rents, public charges and municipal liens which hereafter lawfully at become past due that at huver's expense huver will incure and there is a second there is a second buyer is a second buyer in the second buyer in the second buyer is a second buyer in the second buyer is a second buyer in the second buyer is a second buyer will be a second buyer is a second buyer in the second buyer is a second b
The buyer shall be entitled to possession of said i inds on <u>Sep</u> buyer is not in default under the terms of this contract. The buyer afteres the thereon, in good condition and repair and will not suffer or permit any was other liens and save the seller harmless therefrom and reimburse seller for an buyer will pay all taxes hereafter levied against taid property, as well as a imposed upon said premises, all promptly before the same or any part there buildings now or herealter erected on said premises against loss or damage b	temper 2/ if at all times buyer will keep the premises and the buildings, now or herealth set or strip thereoi; that buyer, will keep said premises trees from construction i coats and attorney's tees incurred by seller in detending against any such 1 if water rents, public charges and municipal liens which hereafter lawfully of become past due; that at buyer's expense, buyer will insure and keep in by lire (with extended coverage) in an amount not less than \$
The buyer shall be entitled to possession of said i inds on	tember 21 if at all times buyer will keep the premises and the buildings, now or hereaft is or strip thereof; that buyer will keep said premises tree from construction is costs and attorney's tees incurred by seller in detending against any such 1 if water rents, public charges and municipal liens which hereafter lawfully out become past due; that at buyer's expense, buyer will insure and keep in y fire (with extended coverage) in an amount not less than \$ if to the seller and then to the buyer as their respective interests may appead reinafter pamed. Now if the buyer shall fail to pay any such liens, costs, wa
buildings now or hercalter erected on said premise against loss or damage b in a company or companies satisfactory to the seler, with loss payable firs policies of insurance to be delivered as soon as insured to the escrow agent he raxes, or charges or to procure and pay for such insurance, the seller may secured <u>By</u> fails contract and shall bear interest at the rate aloresaid, without	y fire (with extended coverage) in an amount not less than \$
buildings now or hercalter erected on said premise against loss or damage b in a company or companies satisfactory to the seler, with loss payable firs policies of insurance to be delivered as soon as insured to the escrow agent he raxes, or charges or to procure and pay for such insurance, the seller may secured <u>By</u> fails contract and shall bear interest at the rate aloresaid, without	y fire (with extended coverage) in an amount not less than \$
buildings now or hercalter erected on said premise, against loss or damage b in a company or companies satisfactory to the seller, with loss payable lins policies of insurance to be delivered as soon as insured to the escrow agent he taxes, or charges or to procure and pay for such insurance, the seller may o secured by this contract and shall bear interest at the rate aloresaid, without The seller has exhibited unto the buyer a title insurance policy ins scanning by the buyer and is accepted and approved by buyer. Contemporaneously, herewith, the seller has excuted a good and su boye described real catter in the simple unto the huwer, here and	by lire (with extended coverage) in an amount not less than \$ if to the seller and then to the buyer as their respective interests may appear to so and any payment so made shall be added to and become a part of twiver, however, of any right arising to the seller to buyer's breach of co- suring marketable title in and to said premises in the seller; seller's title utilitient deed (the form of which hereby is approved by the buyer) conv.
buildings now or hercalter erected on said premise; against loss or damage b in a company or companies satisfactory to the seler, with loss payable firs policies of insurance to be delivered as soon as insured to the escrow agent he taxes, or charges or to procure and pay for such insurance, the seller may or secured by finis contract and shall bear interest at the rate aloresaid, without The seller has exhibited unto the buyer a title insurance policy ins examined by the buyer and is accepted and approved by buyer. Contemporaneously herewith, the seller has executed a good and su above described real estate in fee simple unto the buyer, buyer's heirs and i building and other restrictions now of record, it and, and	by lire (with extended coverage) in an amount not less than \$ it to the seller and then to the buyer as their respective interests may appear reinalter named. Now if the buyer shall hail to pay any such liens, costers do so and any payment so made shall be added to and become a part of twiver, however, of any right arising to the seller tor buyer's breach of co- buring marketable title in and to said premises in the seller; seller's title illicient deed (the form of which hereby is approved by the buyer) conv usigns, free and clear of incumbrances as of the date hereol, excepting the ex reCOrd
(b) for an organization or feven it buyer is a ratural person is for The buyer shall be entitled to possession of said i inds onSep buyer is not in default under the terms of this contract. The buyer agrees the thereon, in good condition and repair and will no suffer or permit any was other liens and save the selfer harmless therefrom und reimbures selfer for all buyer will pay all taxes herealter levied against (aid property, as well as a imposed upon said premises, all promptly before the sum eo any part there buildings now or herealter erected on said premises against loss or damage b in a company or companies satisfactory to the selfer, with loss payable firs policies of insurance to be delivered as soon as insured to the escore, the selfer may o secured by this contract and shall bear interest at the rest ealoresaid, without The selfer has exhibited unto the buyer a title insurance policy ins contemporaneously herewith, the selfer has excuted a good and su bove described real catate in te simple unto the buyer, buyer's heirs and a bouilding and other restrictions now of record, if any, andMOUND the title insurance policy mentioned above, in escrov withMOUND the title insurance policy mentioned above, in escrov withMOUND the title insurance policy mentioned above, in escrov with	y lire (with extended coverage) in an amount not less than \$
buildings now or hercalter erected on said premise; against loss or damage b in a company or companies satisfactory to the seler, with loss payable firs policies of insurance to be delivered as soon as insured to the escrow agent he taxes, or charges or to procure and pay for such insurance, the selfer may or secured by fais contract and shall bear interest at the rate aloresaid, without The selfer has exhibited unto the buyer a tills insurance policy ins examined by the buyer and is accepted and approved by buyer. Contemporaneously herewith, the selfer has executed a good and su above described real estate in fee simple unto the buyer, buyer's heirs and i building and other restrictions now of record, il any, and the tills immense policy in the buyer is a second to buyer.	y lire (with extended coverage) in an amount not less than \$
buildings now or hercalter erected on said premise; against loss or damage b in a company or companies satislatory to the seler, with loss payable firs policies of insurance to be delivered as soon as insured to the escrow agent he taxes, or charges or to procure and pay for such insurance, the seller may o secured by fais contract and shall bear interest at the rate aloresaid, without The seller has exhibited unto the buyer a tillie insurance policy ins examined by the buyer and is accepted and approved by buyer. Contemporaneously herewith, the seller has executed a good and su above described real estate in tee simple unto the buyer, buyer's heirs and i building and other restrictions now of record, il an', and <u>any Of</u> the tille insurance policy mentioned above, in escro with the tire and payment of the purchase price and full compliance by the buyer with the tire and the respective installments thereol, promptly ut the times provided the context of the such as price and full comptines by the times provided the	y lire (with extended coverage) in an amount not less than \$
buildings now or hercalter erected on said premises against loss or damage b in a company or companies satisfactory to the seler, with loss payable firs policies of insurance to be delivered as soon as insured to the escrow agent he taxes, or charges or to procure and pay for such insurance, the seller may or secured by this contract and shall bear interest at the rate aloresaid, without The seller has exhibited unto the buyer a till, insurance policy inse examined by the buyer and is accepted and approved by buyer. Contemporaneously, herewith, the seller has executed a good and su above described real estate in tee simple unto the buyer, buyer's heirs and r building and other restrictions now of record, it and, and the test of the secrow agent, with instructions to deliver said deed, together with the time and payment of the purchase price and full compliances by the buyer with the t and the respective installments thereof, promptly at the times provided the of the escrow agent shall be paid by the seller and buyer in equal shares; th (Contemporaneous) herewith seller and buyer in equal shares; the account of the purchase price and by the seller and buyer in equal shares; the contemporaneous sharewith seller and buyer in equal shares; the contemporaneous sharewith the seller and buyer in equal shares; the contemporaneous sharewith the seller and buyer in equal shares; the contemporaneous the seller buyer shares and the completence the contemporaneous the seller and the seller and the seller shares the contemporaneous the seller and the seller share set the seller buyer shares the seller and buyer in equal shares; the seller buyer shares the seller buyer seller buyer shares the seller and the seller buyer shares the seller buyer seller buyer shares the seller buyer buyer seller buyer buyer seller buyer buyer buyer seller buyer seller buyer buyer buyer seller buyer buyer buyer buyer seller buyer b	y fire (with extended coverage) in an amount not less than \$
buildings now or hercalter erected on said premises against loss or damage be in a company or companies satisfactory to the seler, with loss payable firs policies of insurance to be delivered as soon as insured to the escrow agent he taxes, or charges or to procure and pay for such insurance, the seller may or secured by this contract and shall bear interest at the rate aloresaid, without The seller has exhibited unto the buyer a tille insurance policy inse examined by the buyer and is accepted and approved by buyer. Contemporaneously herewith, the seller has exercuted a good and su above described real estate in tee simple unto the buyer, buyer's heirs and r building and other restrictions now of record, it and, and MOUN bi escrow agent, with instructions to deliver said deed, together with the tire and payment of the purchase price and full compilance by the buyer with the t and the respective installments thereol, promptly at the times provided there of the escrow agent shall be paid by the seller and buyer in equal share; the "IAPORTANT NOTICE: Delea, by lining out, whichever phrase and whichever work	by life (with extended coverage) in an amount not less than \$
buildings now or hercalter erected on said premises against loss or damage b in a company or companies satisfactory to the seler, with loss payable firs policies of insurance to be delivered as soon as insured to the escrow agent he rates, or charges or to procure and pay for such insurance, the seller may or secured by this contract and shall bear interest at the rate aloresaid, without The seller has exhibited unto the buyer a tille insurance policy in examined by the buyer and is accepted and approved by buyer. Contemporaneously herewith, the seller has exercuted a good and su above described real estate in tee simple unto the buyer, buyer's heirs and r building and other restrictions now of record, it and, and <u>any OF</u> the tille insurance policy mentioned above, in escrow with the tille insurance policy mentioned above, in escrow with the seller has exceeded and lul compliance by the buyer with the tire and the respective installments thereol, promptly at the times provided there of the respective installments thereol, promptly at the times provided there is a defined in the Furth-in-Lending Act exit Raguelation Z, the seller we shown hows is adefined in the Truth-in-Lending Act exit Raguelation Z, the seller	y lire (with extended coverage) in an amount not less than \$
buildings now or hercalter erected on said premises against loss or damage be in a company or companies satisfactory to the seler, with loss payable firs policies of insurance to be delivered as soon as insured to the escrow agent he taxes, or charges or to procure and pay for such insurance, the seller may or secured by this contract and shall bear interest at the rate aloresaid, without The seller has exhibited unto the buyer a tille insurance policy in examined by the buyer and is accepted and approved by buyer. Contemporaneously herewith, the seller has exercuted a good and su above described real estate in tee simple unto the buyer, buyer's heirs and r building and other restrictions now of record, if an, and <u>any OF</u> the tille insurance policy mentioned above, in escro v with <u>MOUN bit</u> the tille insurance policy mentioned above, in escro v with the tire and pay ment of the purchase price and full compilers by the buyer with the tire and the respective installments thereof, promptly at the times provided ther of the escrow agent shall be paid by the seller and buyer in equal share; th "IAPORTANT NOTICE: Delea, by lining out, whichever phrase and whichever wo cas such word is defined in the Turth-in-tending Act end Ragueltion Z, the seller use Suven-News Form Ro. 1319, or equivalent.	by life (with extended coverage) in an amount not less than \$
buildings now or hercalter erected on said premises against loss or damage be in a company or companies satisfactory to the seler, with loss payable firs policies of insurance to be delivered as soon as insured to the escrow agent he rates, or charges or to procure and pay for such insurance, the selfer may or secured by this contract and shall bear interest at the rate aloresaid, without The selfer has exhibited unto the buyer a tills insurance policy ins examined by the buyer and is accepted and approved hy buyer. Contemporaneously herewith, the selfer has executed a good and su above described real estate in lee simple unto the buyer, buyer's heirs and i building and other restrictions now of record, if any, and MOUNCE the tille insurance policy mentioned above, in escro v with the fire and payment of the purchase price and full compliants by the buyer with the fire and the respective installments thereol, prompling with the burer with the fire and the respective installments thereol, prompling with the buyer with the ( if it is surance policy mentioned above, in escro v with the times provided ther and the respective installments thereol, prompling with the buyer with the ( if it is selfer has all be paid by the seller and buyer in equal shares; the ( if it is surants hall be paid by the seller and buyer in equal shares; the ( if it is surants form No. 1319, or equivalent. Stevens-Ness Form No. 1319, or equivalent. 5729 Altamont Drive	y lire (with extended coverage) in an amount not less than \$
buildings now or hercalter erected on said premises against loss or damage bindings now or hercalter erected on said premises against loss or damage bindings now or hercalter are and the seler, with loss payable firs policies of insurance to be delivered as soon as insured to the escrow agent hercares, or charges or to procure and pay for such insurance, the seller may or secured by this contract and shall bear interest at the rate aloresaid, without The seller has excluded and approved hy buyer. Contemporaneously herewith, the seller has excluded a good and su above described real estate in fee simple unto the buyer, buyer's heirs and i above described real estate in fee simple unto the buyer, buyer's heirs and i building and other restrictions now of record, if an', and any Of the till insurance policy mentioned above, in escrow with the line and pay ment of the purchase price and full compliants by the buyer with the line and the respective installments thereol, promptly ut the times provided ther of the escrow agent shall be paid by the seller and buyer in equal shares; the (Comparison of the full instructions for a such word is defined in the Truth-in-lending Act end Ragulation Z, the seller use Stevens-Ness Form No. 1319, or equivalent.	y lire (with extended coverage) in an amount not less than \$
buildings now or hercalter erected on said premises against loss or damage be in a company or companies satisfactory to the seler, with loss payable firs policies of insurance to be delivered as soon as insured to the escrow agent he rates, or charges or to procure and pay for such insurance, the seller may or secured by this contract and shall bear interest at the rate aloresaid, without The seller has exhibited unto the buyer a title insurance policy ins examined by the buyer and is accepted and approved by buyer. Contemporaneously herewith, the seller has executed a good and su above described real estate in fee simple unto the buyer, buyer's heirs and i building and other restrictions now of record, if an', and many of is served agent, with instructions to deliver said deed, together with the fire and payment of the purchase price and full compliance by the buyer with the t of the escrow agent shall be paid by the seller and buyer in equal shares; the (Co is the strend agent shall be paid by the seller and buyer in equal shares; th (Co is strend is defined in the Truth-in-tending Act and Ragulation Z, the seller we strent. Notifies belies, by lining cut, whichever phrase and whichever we ca such word is defined in the Truth-in-tending Act and Ragulation Z, the seller we strent. Notifies, Inc. 5729 Altamont Drive Klamath Falls, OR 97603 SELLER'S NAME AND ADDRESS	y lire (with extended coverage) in an amount not less than \$
buildings now or hercalter erected on said premises against loss or damage be in a company or companies satisfactory to the seler, with loss payable firs policies of insurance to be delivered as soon as insured to the escrow agent he rates, or charges or to procure and pay for such insurance, the selfer may or secured by this contract and shall bear interest at the rate aloresaid, without The selfer has exhibited unto the buyer a tills insurance policy ins examined by the buyer and is accepted and approved by buyer. Contemporaneously herewith, the selfer has executed a good and su above described real estate in fee simple unto the buyer, buyer's heirs and i building and other restrictions now of record, if an, and above described real estate in fee simple unto the buyer, buyer's heirs and i building and other restrictions now of record, if an, and any Of the title insurance policy mentioned above, in escro w with the fire and payment of the purchase price and full compliance by the buyer with the fire and the respective installments thereol, promptly at the times provided ther of the escrow agent shall be paid by the seller and buyer in equal shares; th (Co * IMPORIANT NOTICE: Deleta, by lining out, whichever phrase and whichever was such word is defined in the Truth-in-lending Act end Ragulation Z, the seller use Stevens-Ness Form No. 1319, or equivalent. SELLER'S NAME AND ADDRESS Chris A. Hansen	<pre>yr lire (with extended coverage) in an amount not less than \$</pre>
buildings now or hercalter erected on said premise; against loss or damage b in a company or companies satisfactory to the seler, with loss payable firs policies of insurance to be delivered as soon as insured to the escrow agent he rares, or charges or to procure and pay for such insurance, the seller may secured by fais contract and shall bear interest at the rate aloresaid, without The seller has exhibited unto the buyer a title insurance policy ins examined by the buyer and is accepted and approved by buyer. Contemporaneously herewith, the seller has executed a good and su above described real estate in tee simple unto the buyer. buyer's heirs and i building and other restrictions now of record, if an', and many of i building and other restrictions to deliver said deed, together with the lire and payment of the purchase price and full compliances by the buyer with the tire and the respective installments thereol, promptly at the times provided ther of the escrow agent shall be paid by the seller and buyer in equal shares; th (Co # UAPORTANT NOTICE: Deleie, by lining out, whichever phrase and whichever wo as such word is defined in the Timbin-Leading Act of Regulation Z, the seller us Stevens-Ness Form No. 1319, or equivalent. 5729 Altamont Drive Klamath Falls, OR 97603 SELLER'S NAME AND ADDRESS Chris A. Hansen 4010 Altamont Drive	y fire (with extended coverage) in an amount not less than \$
buildings now or hercalter erected on said premise; against loss or damage be in a company or companies satisfactory to the seler, with loss payable firs policies of insurance to be delivered as soon as insured to the escrow agent he rates, or charges or to procure and pay for such insurance, the seller may or secured by this contract and shall bear interest at the rate aloresaid, without The seller has exhibited unto the buyer a title insurance policy ins contemporaneously herewith, the seller has executed a good and su above described real estate in lee simple unto the buyer. August building and other restrictions now of record, if an, and any of building and other restrictions now of record, if an, and any of the title insurance policy mentioned above, in escrov will escrow agent, with instructions to deliver said deed, together with the lire and payment of the purchase price and full compliance by the buyer with the of the respective installments thereol, promptly at the times provided ther of the escrow agent shall be paid by the seller and buyer in equal shares; th (Co "IAPORTANT NOTICE: Deleie, by lining out, whichever phrase and whichever wo as such word is defined in the Turth-in-lending Act of Regulation Z, the seller us Stevens-Ness Form No. 1319, or equivalent. 5729 Altamont Drive Klamath Falls, OR 97603 SELER'S NAME AND ADDRESS Chris A. Hansen 4010 Altamont Drive	y lire (with extended coverage) in an amount not less than \$
buildings now or hercalter erected on said premises against loss or damage being a company or companies satisfactory to the seler, with loss payable firs policies of insurance to be delivered as soon as insured to the escrow agent may compare and is accepted and approved in the rate aloresaid, without The seller has excluded a pay for such insurance, policy in scanned by the buyer and is accepted and approved by buyer. Contemporaneously herewith, the seller has excluded a good and su above described real estate in lee simple unto the buyer, buyer's heirs and i above described real estate in lee simple unto the buyer. Buyer's heirs and i above described real estate in lee simple unto the buyer buyer's heirs and i above described real estate in lee simple unto the buyer. Buyer's heirs and i above described real estate in lee simple unto the buyer with the fire and payment of the purchase price and build compliane by the buyer with the fire and payment of the purchase price and build compliane by the buyer with the fire and payment of the purchase price and build compliane by the buyer with the fire and payment of the purchase price and buy the seller and buyer in equal shares; the addined in the Truth-in-lending Act end Ragulation Z, the seller use Stevens-Ness Form No. 1319, or equivalent. Western Homes, Inc. 5729 Altamont Drive Klamath Falls, OR 97603 SELLER'S NAME AND ADDRESS Chris A. Hansen 4010 Altamont Drive Klamath Falls, OR 97603 Buyer's NAME AND ADDRESS Chris A. Hansen 4010 Altamont Drive Klamath Falls, OR 97603 Buyer's NAME AND ADDRESS	y lire (with extended coverage) in an amount not less than \$
buildings now or hercalter erected on said premises against loss or damage being a company or companies satisfactory to the seler, with loss payable firs policies of insurance to be delivered as soon as insured to the escrow agent the rates, or charges or to procure and pay for such insurance, the seller may or secured by this contract and shall bear interest at the rate aloresaid, without The seller has exclude a subth would be an insure to the buyer. Some above described real estate in tee simple unto the buyer a title insurance policy insert and its accepted and approved by buyer. Contemporaneously herewith, the seller has exclude a good and su above described real estate in tee simple unto the buyer. Buyer's heirs and i building and other restrictions now of record, if an', and any of the title insurance policy mentioned above, in escrov will the seller with the fire and pay ment of the purchase price and full compliance by the buyer with the time and the respective installments thereol, promptly at the times provided ther of the escrow agent shall be paid by the seller and by user in equal shares; the "UAPORTANT NOTICE: Deleia, by lining out, whichever phrase and whichever we as such word is defined in the Timbin-Lending Act oid Regulation Z, the seller us Stevens Heams, Form No. 1319, or equivalent. Western Homes, Inc. 5729 Altamont Drive Klamath Falls, OR 97603 SELLER'S NAME AND ADDRE'S Chris A. Hansen 4010 Altamont Drive Klamath Falls, OR 97603 BUYER'S NAME AND ADDRE'S Ware recording relum to: Western Homes, Inc.	y lire (with extended coverage) in an amount not less than \$
buildings now or hercalter erected on said premises against loss or damage being a company or companies satisfactory to the seler, with loss payable firs policies of insurance to be delivered as soon as insured to the escrow agent the rates, or charges or to procure and pay for such insurance, the seller may or secured by this contract and shall bear interest at the rate aloresaid, without The seller has exclude a shifted unto the buyer a tillie insurance policy inservation by the buyer and is accepted and approved by buyer. Contemporaneously herewith, the seller has exclude a good and su above described real estate in tee simple unto the buyer. Buyers heirs and i building and other restrictions now of record, if an, and any of the tillie insurance policy mentioned above, in escrov will: MOUN the server agent, with instructions to deliver said deed, together with the fire and pay ment of the purchase price and full compliance by the buyer with the i and the respective installments thereol, promptly at the times provided ther of the escrow agent shall be paid by the seller and buyer in equal shares; the seller use Stevens-Ness Form No. 1319, or equivalent. Western Homes, Inc. 5729 Altamont Drive Klamath Falls, OR 97603 SELLER'S NAME AND ADDRESS Chris A. Hansen 4010 Altamont Drive Klamath Falls, OR 97603 BUYER'S NAME AND ADDRESS	y lire (with extended coverage) in an amount not less than \$
buildings now or hercalter erected on said premises against loss or damage being a company or companies satisfactory to the seler, with loss payable firs policies of insurance to be delivered as soon as insured to the escrow agent the rates, or charges or to procure and pay for such insurance, the seller may or secured by this contract and shall bear interest at the rate aloresaid, without The seller has exclude a shifted unto the buyer a tillie insurance policy inservation by the buyer and is accepted and approved by buyer. Contemporaneously herewith, the seller has exclude a good and su above described real estate in tee simple unto the buyer. Buyer's heirs and thuilding and other restrictions now of record, if an', and any of the tillie insurance policy mentioned above, in escrov will: MOUN'S escrow agent, with instructions to deliver said deed, together with the fire and pay ment of the purchase price and full compliance by the buyer with the time and the respective installments thereol, promptly at the times provided ther of the escrow agent shall be paid by the seller and buyer in equal shares; the "IMPORTANT NOTICE: Deleia, by lining out, whichever phrase and whichever was a such word is defined in the Tirnth-in-dending Act oid Regulation Z, the seller us Stevens-Ness Form No. 1319, or equivalent. Western Homes, Inc. 5729 Altamont Drive Klamath Falls, OR 97603 SELLER'S NAME AND ADDRE'S Chris A. Hansen 4010 Altamont Drive Klamath Falls, OR 97603 BUYER'S NAME AND ADDRE'S	y lire (with extended coverage) in an amount not less than \$
buildings now or hercalter erected on said premises against loss or damage being a company or companies satisfactory to the seler, with loss payable firs policies of insurance to be delivered as soon as insured to the escrow agent may or secured by this contract and shall bear interest at the rate aloresaid, without The seller has exclude a sub-insurance, the seller may or secured by this contract and shall bear interest at the rate aloresaid, without The seller has exclude a day for such insurance, policy in examined by the buyer and is accepted and approved hy buyer. Contemporaneously herewith, the seller has exclude a good and su above described real estate in fee simple unto the buyer, buyer's heirs and i above described real estate in fee simple unto the buyer. Buyer's heirs and i building and other restrictions now of record, if an', and ANOT the title insurance policy mentioned above, in escro w with the fire and pay ment of the purchase price and full compliants by the buyer with the fire and the respective installments thereol, promptly at the times provided ther of the escrow agent shall be paid by the seller and buyer in equal shares; th (Co * IMPORTANT NOTICE: Delete, by lining out, whichever phrase and whichever was auch word is defined in the Truth-in-leading Act end Ragulation Z, the seller use Stevens-Ness Form No. 1319, or equivalent.	y fire (with extended coverage) in an amount not less than \$
buildings now or hercalter erected on said premises against loss or damage being a company or companies satisfactory to the seler, with loss payable firs policies of insurance to be delivered as soon as insured to the escrow agent here are sort charges or to procure and pay for such insurance, the seller with our The seller and schild bear interest at the rest aloresaid, without The seller has exclude a day for such insurance policy in scanned by the buyer and is accepted and approved by buyer. Contemporaneously herewith, the seller has executed a good and su above described real estate in lee simple unto the buyer. A title, insurance policy in a day of the estrement of the estreme policy in establishment thereol, prompting with the times provided the of the estrement shall be paid by the seller and buyer in equal shares; the seller with NOTICE: Delete, by lining out, whichever phrase and whichever with seller with seller with the seller of the escrow agent shall be paid by the seller and buyer in equal shares; the seller with seller in the seller is seller by a developed in the ruth-in-leading Act end Ragulation Z, the seller with the seller is the seller. Some No. 1319, or equivalent. Western Homes, Inc. 5729 Altamont Drive Klamath Falls, OR 97603 SELLER'S NAME AND ADDRESS Chris A. Hansen 4010 Altamont Drive Klamath Falls, OR 97603 BUYER'S NAME AND ADDRE'S Iter recording relum to: Western Homes, Inc. 5729 Altamont Drive Klamath Falls, OR 97603 NAME, ADDRESS, ZIP mill a change is requosed all tax statements shall be suit to the following address. Chris A. Hansen	y fire (with extended coverage) in an amount not less than \$
buildings now or hercalter erected on said premises against loss or damage being a company or companies satisfactory to the seler, with loss payable firs policies of insurance to be delivered as soon as insured to the escrow agent the rates, or charges or to procure and pay for such insurance, the seller may or secured by this contract and shall bear interest at the rate aloresaid, without The seller has exclude a shall bear interest at the rate aloresaid, without The seller has exclude a good and su above described real estate in ice simple unto the buyer a till in insurance policy in examined by the buyer and is accepted and approved by buyer. Contemporaneously herewith, the seller has executed a good and su above described real estate in ice simple unto the buyer. Buyer's heirs and i accepted and approved by buyer. Buyer's heirs and i above described real estate in fee simple unto the buyer of the seller with the fire and above described real estate on deliver said deed. together with the fire and the respective installments thereol, prompting is the buyer with the fire and the respective installments thereol, prompting is the times provided ther of the escrow agent shall be paid by the seller and buyer in equal shares; the (Cor "IAPORTANT NOTICE: Delete, by lining out, whichever phrase and whichever was sherent homes, Inc. 5729 Altamont Drive Klamath Falls, OR 97603 BUYER'S NAME AND ADDRESS Chris A. Hansen 4010 Altamont Drive Klamath Falls, OR 97603 BUYER'S NAME AND ADDRESS INC. 5729 Altamont Drive Klamath Falls, OR 97603 BUYER'S NAME AND ADDRESS INC. 5729 Altamont Drive Klamath Falls, OR 97603 BUYER'S NAME AND ADDRESS INC. 5729 Altamont Drive Klamath Falls, OR 97603 BUYER'S NAME AND ADDRESS INC. 5729 Altamont Drive Klamath Falls, OR 97603 BUYER'S NAME AND ADDRESS INC. 5729 Altamont Drive Klamath Falls, OR 97603 NAME, ADDRESS, ZIP	y fire (with extended coverage) in an amount not less than \$
buildings now or hercalter erected on said premises against loss or damage being a company or companies satisfactory to the seler, with loss payable firs policies of insurance to be delivered as soon as insured to the escrow agent may or secured by this contract and shall bear interest at the rate aloresaid, without The seller has exclude a sub-insurance, the seller may or secured by this contract and shall bear interest at the rate aloresaid, without The seller has exclude a day for such insurance, policy in examined by the buyer and is accepted and approved hy buyer. Contemporaneously herewith, the seller has exclude a good and su above described real estate in fee simple unto the buyer, buyer's heirs and i above described real estate in fee simple unto the buyer. Buyer's heirs and i building and other restrictions now of record, if an', and ANOT the title insurance policy mentioned above, in escro w with the fire and pay ment of the purchase price and full compliants by the buyer with the fire and the respective installments thereol, promptly at the times provided ther of the escrow agent shall be paid by the seller and buyer in equal shares; th (Co * IMPORTANT NOTICE: Delete, by lining out, whichever phrase and whichever was auch word is defined in the Truth-in-leading Act end Ragulation Z, the seller use Stevens-Ness Form No. 1319, or equivalent.	y fire (with extended coverage) in an amount not less than \$

21806

14:54

And it is understood and agreed between taid rarties that time is of the essence of this contract, and in case the buyer shall fail to make the payments above required, or any of them, punctually within 120 clays 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 purchase's rights forfeited and the debt extinguished, and to retain sums previously paid hereunder by the buyer's (2) To declare the whole unpaid princips' balance of said purchase price with the interest thereon at once due and payable; (3) To withdraw said deed and other document: from escrow; and/or (4) To foreclose this contract by suit in equity. In any of such cases, all rights and interest croceled 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 the neuronder shall revert to and neves the maid seller without any act of re-entry, or any other act of said seller to be performed and without any right is contract and such payments had never been made; and in case of near must therefolore made on this contract are to be retained by and belong to said seller at any time thereafter, to enter upon the land in case of said pay and their influences at any time thereafter, to enter upon the land aloresaid, without any right is improvements and appurchances thereon or the alore and in case of said pay and belong to said seller at any time thereafter, to enter upon the land aloresaid, without any act of the purchase of said property as absolutely, fully and predictive as if this contract and such payments had never been made; and in case of said predictively and the said seller. In the said seller, without any act of default. And the said seller, in case of such default, shall have the right immediately, or at any time t

All strey's tees on such appeal. In construing this contract, it is understood that the seller or the buyer may be more than one person or a corporation; that if the context so requires, the singular pronoun shall be taken to mean and include the plural and the neuter, and that generally all grammatical changes shall be made, assumed and implied to make the provisions hereol apply equally to corporations and to individuals. This agreement shall bind and inure to the benefit of, as the circumstances may require, not only the immediate parties hereto but their respective heirs, executors, administrators, personal representatives, successors in interest and assigns as well.

IN WITNESS WHEREOF, said parties have executed this instrument in duplicate; if either of the under-

signed 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 DE-SCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS, BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT. THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES. efore me by Cachy King STATE OF OREGON, County of Klamation Structure was acknowledged before me on September 30, 1 by Chris Instrument was acknowledged before the on September 30, 1 This instrument was acknowledged before the on September 30, 1 by Chris Its instrument was acknowledged before the on September 30, 1 by Chris Its instrument was acknowledged before the on September 30, 1 by Chris Its instrument was acknowledged before the on September 30, 1 by Chris Its instrument was acknowledged before the on September 30, 1 by Chris Its instrument was acknowledged before the on September 30, 1 by Chris Its instrument was acknowledged before the one of th AW. u \* SILLER: Comply with ORS 93.905 et seq prior to exorcising this remedy. NOTE—The sentence between the symbols (), if not applicable, should be deleted. See ORS 93.030. This was signed before me by Cathy King on July 14, 1994 Itic by ..... as ..... OFFICIAL SEAL LEANNE R. MITCHEL 1. tche NOTARY PUBLIC-OREGON 9-28-95 COMMISSION NO. 007959 MY COMMISSION EXPIRES SEPT. 26,1995 My commission expires ... ORS 93.635 (1) All instruments contracting to convey fee title to any real property, at a time more than 12 months from the date that the instrument cuted and the parties are bound, shall be ac mowindged, in the manner provided for acknowledgment of deeds, by the conveyor of the title to be con-Such instruments, or a memorandum thereof, shall be recorded by the conveyor not later than 15 days after the instrument is executed and the par-8.74 ORS 93.990(3) Violation of ORS 93.635 is punishable, upon conviction, by a fine of not more than \$100. (DESCRIPTION CONTINUED) 13. STATE OF OREGON: COUNTY OF KLAMATH: SS. 15th Western Homes Inc. the dav Filed for record at request of at 9:26 o'clock A M., and duly recorded in Vol. M94 \_ A.D., 19 \_ <u>94</u> of July of Decds Evelyn Biehn By <u>O</u>A · County Clerk Mulle FEE \$35.00 Concern Concernent 2010 450

george ( Hisp

<u> 11 M</u> <del>47</del>7