

88965 09-29-94P02:34 RCVD

CONTRACT—REAL ESTATE

Vol. 1994 Page 30567

THIS CONTRACT, Made the 29th day of September, 1994, between Dolly Smith P.O. Box 1272 Klamath Falls, Oregon 97601

of the County of Klamath

seller, and James O. Morton & Lorne T. Morton 2635 Front Street Klamath Falls, Oregon 97601

of Klamath

and State of Oregon

hereinafter called the

WITNESSETH, That in consideration of the stipulations herein contained and the payments to be made as estate, situate in the County of Klamath, State of Oregon, to-wit: Lot 9, Block 2, FIRST ADDITION to BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809 0190 C 01500

Property Sold AS IS.

All appliances on property, as of this date, included in sale price.. Buyer assumes responsibility of maintaining & protecting property from winter freezing.

for the sum of Ninety Thousand dollars Dollars (\$90,000.00)
on account of which Ten Thousand dollars Dollars (\$10,000.00)
is paid on the execution hereof (the receipt of which is hereby acknowledged by the seller), and the remainder to be paid to the order of the seller with interest at the rate of 5 per cent per annum from Oct. 1 1994, on the dates and in amounts as follows:

\$575.00 (Five hundred Seventy Five) monthly until paid in full.. Buyer may pay additional or pay off without penalty. Seller gives 60 days grace period for emergencies.

Upon performance of the terms of this contract, and after payment in "FULL" Seller shall deliver to the Buyer a good and sufficient "Warrenty Deed" for said property, free and clear of any encumbrances.

In the event that Buyer sell before the end of the contract Seller must be paid off in full at the time of sale.

The above stated price covers the purchase of the property herein described. This contract covers the entire agreement of both parties.

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 an organization, other than a natural person, for business or investment purposes. Taxes for the current tax year shall be prorated between the parties hereto as of the date of this contract. The buyer, in consideration of the premises hereby agreed to pay all taxes hereafter levied and all public and municipal liens and assessments hereafter lawfully imposed upon said premises, all promptly and before the same or any part thereof become past due. The buyer will keep all buildings now or hereafter erected on said premises insured in favor of the seller against loss or damage by fire (with extended coverage) in an amount not less than \$10,000.00 in a company or companies satisfactory to seller, and will have all policies of insurance on said premises made payable to the seller as sole or joint interest may appear and will deliver all policies of insurance on said premises to the seller as soon as insured. All improvements placed thereon shall remain, and shall not be removed before final payment be made for said above described premises.

* 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 similar.

Dolly Smith

P.O. Box 1272

Klamath Falls, Or. 97601

SELLER'S NAME AND ADDRESS

Mr. James O. & Lorne T. Morton

2635 Front Street

Klamath Falls, Or. 97601

BUYER'S NAME AND ADDRESS

Mr. James O. & Lorne T. Morton

2635 Front Street

Klamath Falls, Or. 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

Mr. James O. & Lorne T. Morton

2635 Front Street

Klamath Falls, Or. 97601

NAME, ADDRESS, ZIP

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 _____ or as fee/file/instrument/microfilm/reception No. _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ Deputy

The seller agrees that at seller's expense and within _____ days from the date hereof, seller will furnish unto buyer a title insurance policy insuring (in an amount equal to said purchase price) marketable title in and to said premises in the seller on or subsequent to the date of this agreement, save and except the usual printed exceptions and the building and other restrictions and easements now of record, if any. Seller also agrees that when said purchase price is fully paid and upon request and upon surrender of this agreement, seller will deliver a good and sufficient deed conveying said premises in fee simple unto the buyer, buyer's heirs and assigns, free and clear of all encumbrances as of the date hereof and free and clear of all encumbrances since said date placed, permitted or arising by, through or under seller, excepting, however, the said easements and restrictions and the taxes, municipal liens, water rents and public charges so assumed by the buyer and further excepting all liens and encumbrances created by the buyer or buyer's assigns.

But in case the buyer shall fail to make the payments aforesaid, or any of them, punctually and upon the strict terms and at the times above specified, or fail to keep any of the other terms or conditions of this agreement, time of payment and strict performance being declared to be of the essence of this agreement, then the seller shall have the following rights:

- (1) To declare this contract cancelled for default and null and void, and to declare the purchaser's rights forfeited and the debt extinguished, and to retain sums previously paid hereunder by the buyer;
- (2) To declare the whole unpaid principal balance of said purchase price with the interest thereon at once due and payable; and/or
- (3) To foreclose this contract by suit in equity.

In any of such cases, all the right and interest hereby created or then existing in favor of the buyer derived under this agreement shall utterly cease and the premises aforesaid shall revert and re-vest in the seller without any declaration of forfeiture or act of re-entry, or without any other act by seller to be performed and without any right of the buyer of redemption or compensation for money paid or for improvements made as absolutely fully and perfectly as if this agreement had never been made.

The buyer further agrees that failure 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 true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 90,000.00. However, the actual consideration consists of includes other property or value given or promised which is part of the consideration (indicate which).

In case suit or action is instituted to foreclose this contract or to enforce 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 such 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 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 hereof 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 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 FEEL TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

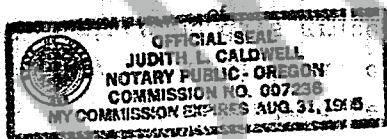
*SELLER: Comply with ORS 93.905 et seq prior to exercising this remedy.

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

STATE OF OREGON, County of KLAMATH ss.

This instrument was acknowledged before me on September 29, 1994, by Dolly Smith, Lonnel T. Morton and James O. Morton

This instrument was acknowledged before me on _____, 19____, by _____



Judith L. Caldwell
Notary Public for Oregon
My commission expires 8-31-95

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 is executed and the parties are bound, shall be acknowledged, in the manner provided for acknowledgment of deeds, by the conveyer of the title to be conveyed. Such instrument, or a memorandum thereof, shall be recorded by the conveyer not later than 15 days after the instrument is executed and the parties are bound thereby.

ORS 93.990 (3) Violation of ORS 93.635 is punishable, upon conviction, by a fine of not more than \$100.

(DESCRIPTION CONTINUED)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Dolly Smith the 29th day of Sept A.D., 19 94 at 2:34 o'clock PM., and duly recorded in Vol. M94 of Deeds on Page 30567

FEE \$35.00

Evelyn Biehn County Clerk
By Pauline Mullendore

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COMING - NEXT 21/11

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