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THIS CONT	TRACT, Made this d Phyllis Cole,	SEL husband and	K-48123 day of	July	, 19.	95, between
	Standley doing b					led the selle
					, hereinafter call	led the buyer
WITNESSE	TH: That in consider the buyer and the buyer.	ration of the : iver agrees to	mutual covenants	s and agreement he seller all of t	's herein contain 'he following de	ed, the selle scribed land
and premises situat	ed in Klamat	h	County	y, State of	Oregon	, to-wit
All that porti	on of the E1/2SW	1/4 of Sect	tion 31, Town	ship 30 South	n, Range 8 E	ast of the
Willamette Mer Oregon	idian, lying Eas	terly of the	ne southern r	actific Kalifi	Jau, Klamatn	country,
Tax Card No. 3	008-3100-1100			,		
for the sum of	FORTY-SIX THOUSA	ND. AND. NO./.	LOOTHS******	*********	Dollars (\$46.,.0	000.00
hereinafter called t	FORTY-SIX THOUSA he purchase price, on a	rs (\$25,00	00.00) is paid	on the execution	hereof (the rece	ipt of which
hereby acknowled	ged by the seller), at	nd the remain	der to be paid to	o the order of t	he seller at the	times and i
	8% interest pai	d annually	for three ye	ars.		APPI (X)
•	-					X
There shall be	e no prepayment w	vithout wri	tten consent	from the her	ein named se	ller. \
The true and a	ctual consideration for thi	is conveyance is	\$ 46,000.00	(Here comply w	ith ORS 93.030.)	
***************************************				******************************		
All of the purch	hase price may be paid at July 12, 19	any time; all of 95 until paid: ir	the deferred paymer nterest to be paid	nts shall bear interes annually	st at the rate of and *\frac{1}{2}	in addition to
the minimum regular	r payments above require	d Taxes on the	e premises for the c	current tax year sha	All be prorated bet	xxbexim.kvdx.k ween the parti
The buyer war	rants to and covenants wit	th the seller that				
* (A) primarii)	y for buyer's personal, fan	aily or household	nurnoses.			
*AXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	egenskratioentoe Xxxeen Akbas	nily or household MKKINANIKKAN 	purposes, essexxxixxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx	N XXX ROKNEROK SİRİXEN 100X	X30198X and may retain s	uch possession
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The seller agrees that at seller's expense and within 30 days from the date hereof, seller will furnish unto buyer a title insurance policy insuring (in an amount equal to the purchase price) marketable title in and to the 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 to the date of its agreement, save and except the usual printed exceptions and the building and other restrictions and easements now of will deliver a good and sufficient deed conveying the premises in tee simple unto the buyer, buyer's heirs and assigns, free and clear of will deliver a good and sufficient deed conveying the premises in tee simple unto the buyer, buyer's heirs and assigns, free and clear of will deliver a good and sufficient deed conveying the premises in tee simple unto the buyer, buyer's heirs and assigns, free and clear of will deliver a good and sufficient deed conveying the premises in tee simple unto the buyer, buyer's heirs and assigns, free and clear of will deliver a good and sufficient deed conveying the premises sime the date placed, permitted or arising by, through or under encumbrances since the date placed, permitted or arising by, through or under encumbrances since the date placed, permitted or arising by, through or under encumbrances since the date placed, permitted or arising by, through or under encumbrances since the date placed, permitted or arising by, through or under encumbrances since the date placed, permitted or arising by, through or under encumbrances since the date placed, permitted or arising by, through or under encumbrances since the date placed, permitted or arising by, through or under encumbrances since the date placed, permitted or arising by, through or under encumbrances since the date placed, permitted or arising by, through or under encumbrances that the taxes, municipal liens, water rents and upon the under the purchase of the buyer as against the seller here	
Seller, seller's agents, and the holder of any existing encumprance to which the lands and premises at reasonable times (upon reasonable prior notice to buyer) for the purpose of inspecting the property.	
In case suit or action is instituted to foreclose this contract or to enforce any provision hereof, the losing party in the 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 the suit or action and it 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 actions and the neutron and the neutron and the neutron and the neutron and 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 hereod 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, the 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, if any, 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. INSTRUMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930. *SELLER: Comply with ORS 93.905 ** seq prior to exercising this remedy.	in the second se
STATE OF OREGON, County of	
This instrument was acknowledged before me on	
by	
OFFICIAL SEAL VICKI HUNT NOTARY PUBLIC - OREGON COMMISSION NO. 026053 RY COMMISSION EXPIRES AND 30, 1987 My commission expires My commission expires	1
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 acknowledgement of deeds, by the conveyor of the title to be conveyed. Such instruments, or a memorandum thereof, shall be recorded by edgment of deeds, by the conveyor 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.	
STATE OF OREGON, Stevens-Ness Low Publishing Co. NL Portland, OR 97204 © 1992	
County ofDouglas	
BEIT REMEMBERED, That on this 10th day of July ,19 95, before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within harold Cole nd Phyllis Cole Harold Cole nd Phyllis Cole	
known to me to be the identical individual. described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.	
OFFICIAL SEAL CLAUDETTE S VON DERAHE NOTARY PUBLIC - OREGON COMMISSION NO.019845 HY COMMISSION EXPLORED DEC. 2, 1905 HY COMMISSION EXPLOR	_
My Commission express	· ·

STATE C	OF OREGON: CO	DUNTY OF KLAMATI	H: ss.					
Filed for	record at reques	st of	Klamath	County Title		the	12th	
of	July	A.D., 19 <u>95</u> at	3:37	o'clock P	M., and duly reco	rded in Vol	M95	day
		of <u>Deeds</u>		on Pa		ided in vor.		
				Bernetha G		DClerk -/		
FEE	\$40.00			By Z	alte	Mila	? #	
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