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This contract is made this <u>8th</u> day of <u>August</u>, 1997 by and between <u>Raymond A. Beard and Darlene M. Beard</u> (sellers) and <u>Richard T. Beard and Sheila E. Beard</u> (buyers). The sellers agree to sale unto the buyer and the buyer agrees to purchase from the seller all of the following described lands and premises known as <u>3126 Altamont Drive Klamath Fails</u>, <u>OR</u>. Further described as Altamont acres 3RD addition, block 1, lot 4 N2.

The buyer shall pay the seller the sum of U.S. \$38,000,00 (Thirty eight thousand dollars and no/100). There will be no down payment. Buyer agrees to pay to the order of the seller in monthly payments of not less than U.S. \$306.13 (Three hundred six dollars and 13/100). Payments are due on the \$5 of each month, beginning \$1.5.77 and continuing until purchase price is fully paid. All deferred balances of said purchase price is fully paid. All deferred balances of said purchase price shall bear interest at the rate of seven and one-half per cent per annum (7.500%) from \$1.5.77\$ until paid, interest to be paid monthly and being included in the minimum monthly payments required above.

Buyer will insure all property and buildings with full insurable value. Buyers shall have the privilege of prepaying the balance of this contract without penalty after

Buyers agree to furnish Sellers with proof of payment each year for taxes and fire insurance. It is agreed that at the time of the sale of part or all of the property that the Buyer and Seller will decide at that time what should be done with the contract.

In witness said parties have executed this instrument

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		personally appeared before the	id
- (		Kichard T + Shellat Del	UY
		proven to me to be the	
		poracri(s) who signed the above	
4 4 7		Mary Katrobes	
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	FICIAL SEAL BOYD		
8 8	NOTARY PUBLIC OREGON COMMISSION NO. 040151	08	
STATE OF OREGON,	MY COLON CAPIRES DEC. 18, 19	FORM No. 23—ACKNOWLEDGMENT.	
**************************************	ss.	Stevens-Ness Law Publishing Co. NL Portland, OR 97204 © 1992	<u>5</u> .
County ofKlamath			1
DE IT DEMEMBERED That	on this 9th day of	September ,1997,	,
tologo and the compositional of Notices	, Public in and for the State	of ()regon, personally appeared the within	
named Raymond A. Beard	and Darlene M. Beard		
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known to me to be the identical in	dividual S. described in an	d who executed the within instrument and	
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orficial scal DIANA L. BOYD NOTARY PUBLIC - OREGON	ndividual described in and eyexecuted the sam	d who executed the within instrument and the treely and voluntarily.  OF, I have hereunto set my hand and affixed icial seal the day and year last above written.  Notar WPublic for Oregon	
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3936 Coronado Way

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