

NABB

65523

CONTRACT—REAL ESTATE

Vol 1798

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THIS CONTRACT, Made this 3rd day of July, 1998, between
Walton H. Reeve

and Scott Micheal Jordan, hereinafter called the seller,

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:

Lot Fourteen (14), Block Seven (7), in ANTELOPE MEADOW -
THIRD ADDITION, Klamath County, Oregon

*Located on Randy Road

for the sum of Nine Thousand and no/100----- Dollars (\$9,000.00),
hereinafter called the purchase price, on account of which Five hundred and no/100-----
Dollars (\$500.00) 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 at the times and in
amounts as follows, to-wit:

Balance of \$8,500.00 to be paid in monthly installments of not less than \$400.00. First payment of said payments shall be due August 5, 1998 and a like payment on the 5th day of each month thereafter until the whole sum, principal and interest, is paid

The true and correct consideration for this conveyance is \$9,000.00. (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 percent per annum from July 3, 1998 until paid; interest to be paid monthly and ~~to be included in~~ the minimum regular payments above required. Taxes on the premises for the current tax year ~~shall be paid by the Seller~~ are paid. hereto as of 19.

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 organisation or (even if buyer is a natural person) is for business or commercial purposes.~~

The buyer shall be entitled to possession of the lands on July 3, 1998 and may retain such possession so long as they are not in default under the terms of this contract. The buyer agrees that at all times buyer will keep the premises and the improvements thereon in good condition and repair and will not suffer or permit any waste or strip thereof.

Notwithstanding the above, if the seller determines that the buyer has failed to pay any taxes levied against the property, the seller may, without notice, sell the property to satisfy such taxes.

This agreement shall be binding upon the parties and their heirs, assigns, personal representatives, executors, administrators, successors, and assigns.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals at the County of _____ State of _____ on this ____ day of _____, 1998.

Seller: _____
Buyer: _____

(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.

Walton H. Reeve
19793 N. Tapestry Ct.
Surprise, AZ 85374

Grantor's Name and Address

Scott Micheal Jordan
1165 N.E. South Shore Rd.
Portland, OR 97211

Grantee's Name and Address

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

Walton H. Reeve
19793 N. Tapestry Ct.
Surprise, AZ 85374

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

Scott Micheal Jordan
1165 N.E. South Shore Rd
Portland, OR 97211

STATE OF OREGON.

County of _____

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/hile/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 90 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 record, if any. Seller also agrees that when the purchase price is fully paid and upon request and upon surrender of this agreement, seller will deliver a good and sufficient deed conveying the premises in fee simple unto the buyer, buyer's heirs and assigns, free and clear of encumbrances as of the date hereof and free and clear of all encumbrances since the date placed, permitted or arising by, through or under seller, excepting, however the easements, 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.

And it is understood and agreed between the parties 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 20 days of the time limited therefor, or fail to keep any agreement herein contained, then the seller shall have the following rights and options:

- (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 the 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 rights and interest created or then existing in favor 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 hereunder shall revert to and revest in the seller without any act of re-entry, or any other act of the seller to be performed and without any right of the buyer of return, reclamation or compensation for moneys paid on account of the purchase of the property as absolutely, fully and perfectly as it this contract and such payments had never been made; and in case of such default all payments theretofore made on this contract are to be retained by and belong to the seller as the agreed and reasonable rent of the premises up to the time of such default. And the seller, in case of such default, shall have the right immediately, or at any time thereafter, to enter upon the land aforesaid, without any process of law, and take immediate possession thereof, together with all the improvements and appurtenances thereon or thereto belonging.

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 the 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.

Seller, seller's agents, and the holder of any existing encumbrance to which the lands and premises are subject may enter upon 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 if 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.

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.

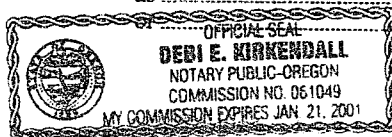
IN WITNESS WHEREOF, the parties have executed this instrument in duplicate; if either of the undersigned is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

William H. Reeve
X Scott M. Jordan

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

STATE OF OREGON, County of Multnomah) ss.
 This instrument was acknowledged before me on August 3, 1998,
 by Scott M. Jordan
 This instrument was acknowledged before me on _____, 19____,
 by _____,
 as _____



Debi E. Kirkendall
 Notary Public for Oregon
 My commission expires 01-21-01

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 conveyor of the title to be conveyed. Such instruments, or a memorandum thereof, shall be recorded 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: COUNTY OF KLAMATH: ss.

Filed for record at request of Scott M. Jordan the 1st day
 of September A.D. 19 98 at 10:09 o'clock A. M. and duly recorded in Vol. M98
 of Deeds on Page 32110

FEE \$35.00

By Bernetha G. Latsch, County Clerk
Kathleen Rosa