

CONTRACT—REAL ESTATE



THIS CONTRACT, Made this 23rd day of April, 1981, between DONALD R. McQUINN and LEVENA McQUINN, husband and wife, hereinafter called the seller, and RALPH E. WILSON and DORIS R. WILSON, husband and wife, hereinafter called the buyer,

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 WHEELER County, State of OREGON, to-wit:

TOWNSHIP 9 SOUTH, RANGE 23 EAST, W.M.:

Section 8: A parcel of land in the NE 1/4, described as follows:

Beginning at a highway right-of-way post on the North side of the John Day Highway 200 feet, more or less, North and East from the house of Seller located in NE 1/4; thence Southwesterly along the North line of said highway, 700 feet; thence on a line due North to the North line of NE 1/4; thence East along the North line of said NE 1/4 to a point due North of the point of beginning; thence on a line due South to the point of beginning.

TOGETHER WITH all waters and water rights pertaining to said parcel; ALSO, the right to cross other lands of Seller with irrigation pipe to reach the John Day River and the right to use an existing pipe, for irrigation purposes, crossing beneath the John Day Highway

No well is to be dug or drilled on East end of parcel.

for the sum of FOUR THOUSAND FIVE HUNDRED AND NO/100 Dollars (\$4,500.00), (hereinafter called the purchase price) on account of which ONE THOUSAND SIX HUNDRED SIXTY AND 20/100 Dollars (\$1,660.20) 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:

Three annual payments of \$946.60 each, beginning December 1, 1981, and a like payment on the first day of December of the years 1982 and 1983.

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, household or agricultural purposes.

All of said purchase price may be paid at any time; all deferred balances of said purchase price shall bear interest at the rate of 12% per cent per annum from December 1, 1980 until paid, interest to be paid annually and in addition to the minimum regular payments above required. Taxes on said premises for the current year shall be prorated between the parties hereto as of pro-rate on 1980-81 taxes.

The buyer shall be entitled to possession of said lands on December 1, 1980, and may retain such possession so long as he is not in default under the terms of this contract. The buyer agrees that at all times he will keep the premises and the buildings, now or hereafter erected thereon, in good condition and repair and will not suffer or permit any waste or strip thereof; that he will keep said premises free from construction and all other liens and save the seller harmless therefrom and reimburse seller for all costs and attorney's fees incurred by him in defending against any such liens; that he will pay all taxes hereafter levied against said property, as well as all water rents, public charges and municipal liens which hereafter lawfully may be imposed upon said premises, all promptly before the same or any part thereof become past due; that at buyer's expense, he will insure and keep insured all buildings now or hereafter erected on said premises against loss or damage by fire (with extended coverage) in an amount not less than None in a company or companies satisfactory to the seller, with loss payable first to the seller and then to the buyer as their respective interests may appear and all policies of insurance to be delivered to the seller as soon as insured. Now if the buyer shall fail to pay any such liens, costs, water rents, taxes, or charges or to procure and pay for such insurance, the seller may do so and any payment so made shall be added to and become a part of the debt secured by this contract and shall bear interest at the rate aforesaid, without waiver, however, of any right arising to the seller for buyer's breach of contract.

The seller agrees that at his expense and within 20 days from the date hereof, he 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, he will deliver a good and sufficient deed conveying said premises in fee simple unto the buyer, his heirs and assigns, free and clear of 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 his assigns.

(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 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. 1306 or similar. If the contract becomes a first lien to finance the purchase of a dwelling use Stevens-Ness Form No. 1307 or similar.

Form with fields for Seller's Name and Address (DONALD R. & LEVENA McQUINN, Rural Route, Fossil, Oregon 97830) and Buyer's Name and Address (RALPH E. & DORIS R. WILSON, 22086 Carissa Avenue, N. E., Aurora, Oregon 97002). Includes a section for recording return to: DONALD R. McQUINN, Rural Route, Fossil, Oregon 97830. Also includes a section for tax statements: RALPH E. WILSON, 22086 Carissa Avenue, N. E., Aurora, Oregon 97002.

Notary section containing: # 3766, STATE OF OREGON, County of Wheeler, I hereby certify that the within instrument was received for record. MAY 3 1981 10:55 am, and assigned NOM-36-7 (Deeds) in the Microfilm Records of said county. Witness My Hand and Seal of County Affixed. ARLENE STEGNER, County Clerk. Signature of Arlene Stegner.

And it is understood and agreed between said 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 at his option shall have the following rights: (1) to declare this contract null and void, (2) to declare the whole unpaid principal balance of said purchase price with the interest thereon at once due and payable, (3) to withdraw said deed and other documents from escrow and/or (4) to foreclose this contract by suit in equity, and 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 terminate and the right to the possession of the premises above described and all other rights acquired by the buyer hereunder shall revert to and vest in said seller without any act of re-entry, or any other act of said 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 said property as absolutely, fully and perfectly as if 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 said seller as the agreed and reasonable rent of said premises up to the time of such default. And the said 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 his 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.

4,500.00

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 4,500.00

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, the masculine, the feminine 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 triplicate; if either of the undersigned is a corporation, it has caused its corporate name to be signed and its corporate seal affixed hereto by its officers duly authorized thereunto by order of its board of directors.

Donald R. McQuinn
DONALD R. McQUINN
Levena McQuinn
LEVENA McQUINN

Ralph E. Wilson
RALPH E. WILSON
Doris R. Wilson
DORIS R. WILSON

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

STATE OF OREGON,
County of Clatsop) ss.
4-23, 1981.

Personally appeared the above named
RALPH E. WILSON and DORIS R. WILSON,
husband and wife,
and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 10-31-81

STATE OF OREGON, County of _____) ss.
_____, 19_____.

Personally appeared _____ and
_____ who, being duly sworn,
each for himself and not one for the other, did say that the former is the
_____ president and that the latter is the
_____ secretary of _____

_____, a corporation,
and that the seal affixed to the foregoing instrument is the corporate seal
of said corporation and that said instrument was signed and sealed in be-
half of said corporation by authority of its Board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.

Before me: _____ (SEAL)
Notary Public for Oregon
My commission expires: _____

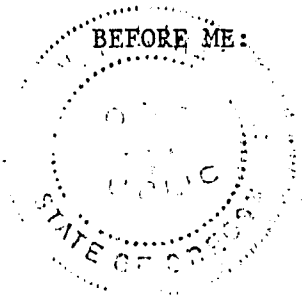
ORS 93.035(4) All instruments contracting to convey fee title to any real property, at a time more than 12 months from the date that the instrument is executed and the parties are bound, shall be acknowledged, in the manner provided for acknowledgment of deeds, by the conveyer of the title to be conveyed. Such instruments, 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 93.035 is punishable, upon conviction, by a fine of not more than \$100.

(DESCRIPTION CONTINUED)

STATE OF OREGON
County of Wheeler) ss.

April 28, 1981.

Personally appeared the above named DONALD R. McQUINN and LEVENA McQUINN, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.



[Signature]
Notary Public for Oregon
My commission expires April 16, 1985