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(7) The seller agrees, upon receiving full payment of the purchase price and interest in the monies above specified, to execute and shall cause  
purchaser a statutory warranty deed for the real estate, excepting any encumbrances except any that may attach after date of closing through his or her other  
parties thereto taken for public sale, and subject to the following **AGREEMENTS AND ANY EXCEPTIONS OR EXCUSES**.

(8) Unless a different date is provided for herein, the purchaser shall be entitled to possession of said real estate on date of closing and to  
retain possession so long as purchaser is not in default hereunder. The purchaser covenants to keep this buildings and other improvements on  
said real estate in good repair and not to permit waste and not to use, or permit the use, of the real estate for any illegal purpose. The purchaser  
covenants to pay all service, installation or construction charges for water, sewer, electricity, garbage or other utility services furnished to said  
real estate; for the date purchaser is entitled to possession.

(9) In case the purchaser fails to make any payment herein provided or to maintain insurance, at his/her required, the seller may make such  
payment or effect such insurance, and any amounts so paid by the seller, together with interest at the rate of 10% per annum thereon from date  
of payment until repaid, shall be repayable by purchaser on seller's demand, all without prejudice to any other right the seller might have by  
reason of such default.

(10) Time is of the essence of this contract, and it is agreed that in case the purchaser shall fail to comply with or perform any condition or  
agreement hereof or to make any payment required hereunder promptly at the time and in the manner herein required, the seller may, after  
declaration all the purchaser's rights hereunder terminated, and upon his doing so, all payments made by the purchaser hereunder and all  
improvements placed upon the real estate shall be forfeited to the seller as liquidated damages, and the seller shall have right to re-enter and  
take possession of the real estate; and no waiver by the seller of any default on the part of the purchaser shall be construed as a waiver of any  
subsequent default.

Service upon purchaser of all demands, notices or other papers with respect to forfeiture and termination of purchaser's rights may be made  
by United States Mail, postage prepaid, return receipt requested, directed to the purchaser to his address last known to the seller.

(11) Upon seller's election to bring suit to enforce any covenant of this contract, including suit to collect any payment required hereunder,  
the purchaser agrees to pay a reasonable sum of attorney's fees and all costs and expenses in connection with such suit, which sums shall be  
included in any judgment or decree entered in such suit.

(12) If the seller shall bring suit to prove an adjudication of the termination of the purchaser's rights hereunder, and judgment is so entered,  
the purchaser agrees to pay a reasonable sum of attorney's fees and all costs and expenses in connection with such suit, and also the reasonable  
cost of searching records to determine the condition of title at the date such suit is commenced, which sums shall be included in any judgment  
or decree entered in such suit.

IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the date first written above.

*Melvin L. Fades*

(SEAL)

*David R. Kenney*

(SEAL)

*Elizabeth A. Kenney*

(SEAL)

*Sally A. Edwards*

(SEAL)

*Thula S. Edwards*

(SEAL)

*David R. Edwards*

(SEAL)

OREGON  
STATE OF WASHINGTON;  
County of MULTNOMAH }  
ss.  
ELVIN L. AND DORIS J. FADES, JEFFREY A. EDWARDS, THULA S. EDWARDS, DAVID R.  
KENNEY, ELIZABETH A. KENNEY, THULA M. TRUILLINGER DBA NORTHERN FORK LIMITED  
On this day personally appeared before me ELVIN L. AND DORIS J. FADES, JEFFREY A. EDWARDS, THULA S. EDWARDS, DAVID R.  
KENNEY, ELIZABETH A. KENNEY, THULA M. TRUILLINGER DBA NORTHERN FORK LIMITED  
to me known to be the individual described in this instrument who executed the within and foregoing instrument, and acknowledged that  
they did so do and that they executed the same as their true and lawful acts and deeds.

signed the same as

THEIR

free and voluntary act and deed

for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this

14 day of

AUGUST, 1980

*Elaine M. Schultz* OREGON  
Notary Public to the State of Oregon  
at Large PORTLAND, OREGON

MY COMMISSION EXPIRES 7-28-81



SAFECO TITLE INSURANCE COMPANY

Filed for Record at Request of

ELVIN L. FADES  
OLD BELMONT SQUARE #105  
4520 S.E. BELMONT  
PORTLAND, OREGON 97215

NAME

ADDRESS

CITY AND STATE

SEARCHED	INDEXED
SERIALIZED	FILED
JULY 14 1980	
SAFECO TITLE INSURANCE COMPANY	

THIS SPACE RESERVED FOR RECORDARY USE	
COUNTY OF MULTNOMAH, OREGON	
I HEREBY CERTIFY THAT THE WITHIN STATEMENT OF CLAIMS FILED BY SAFECO TITLE INSURANCE COMPANY ON JULY 14, 1980, IS TRUE.	
HILLSIDE AVENUE 22, PORTLAND, OREGON	
RECORDED IN MULTNOMAH COUNTY, OREGON	
AT PORTLAND, OREGON, ON JULY 14, 1980.	
CERTIFIED BY SAFAECO TITLE INSURANCE COMPANY	
SAFECO TITLE INSURANCE COMPANY	