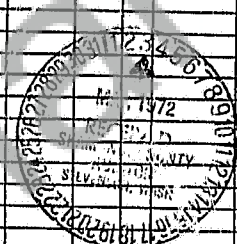


RECEIVED PAYMENTS ON WITHIN CONTRACT. AS FOLLOWS:

DATE	INSURANCE OR TAXES	INTEREST	INTEREST PAID TO	PRINCIPAL	PRINCIPAL BALANCE	DATE	INSURANCE OR TAXES	INTEREST	INTEREST PAID TO	PRINCIPAL	PRINCIPAL BALANCE
8-2-68		25				9-2-71		25			
9-2-68		25				1-2-71		25			
10-2-68		25				5-4-71		25			
11-2-68		25				6-8-71		25			
12-3-68		25				7-2-71		25			
1-2-69		25				8-3-71		25			
2-4-69		25				7-4-71		25			
3-4-69		25				8-3-71		25			
4-4-69		25				1-3-71		25			
5-5-69		25				2-4-71		25			
6-4-69		25				1-2-72		25			
7-4-69		25				1-17-72		25			
8-4-69		25				2-3-72		25			
9-4-69		25				2-3-72		25			
10-3-69		25									
11-2-69		25									
12-5-69		25									
1-4-70		25									
2-4-70		25									
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5-4-70		25									
6-4-70		25									
7-6-70		25									
8-6-70		25									
9-3-70		25									
10-2-70		25									
11-3-70		25									
12-5-70		25									
1-3-71		25									
2-5-71		25									



74481

CONTRACT

(FORM No. 84)

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BETWEEN
WILBUR L. TRACY, ET UX

Address

AND
ARTIE ANDERSON, ET UX

Address

Date July 19, 1968

Lot Block

Addition

STATE OF OREGON,

County of Multnomah

I certify that the within instrument was received for record on the 3 day of March, 1968, at 1:30 o'clock P.M., and recorded in book 63 on page 83-4. Record of Deeds of said County.

Witness my hand and seal of County affixed.

By *W. L. Tracy*
County Clerk - Recorder.

Deputy

AFTER RECORDING RETURN TO

REGISTERED
INDEXED: DIR.
INDEXED: E.
RECORDED
SER. PARED

STATE OF OREGON,

County of Multnomah

On this 19th day of July, 1968,

before me, the undersigned, a notary public in and for said county and state, personally appeared the within named Wilbur L. Tracy and Mary Elen E. Tracy

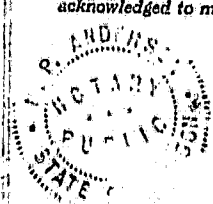
known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

W. L. Anderson

Notary Public for Oregon.

My commission expires Dec 31 1969



STATE OF OREGON

County of Multnomah

FORM NO. 23 - ACKNOWLEDGMENT
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 16 day of July, 1968, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named

and the South one-half of the South one-half of the South East quarter of the South East quarter (5/8 of 5/8 of the SE 1/4 of the SE 1/4) All in Section 17, Township 3, North - Range 10 E.W.M. (Approximately 15 acres).

subject to easements and right of way for public roads over and across the above described real property.

Seller reserves an easement 40 feet in width for road purposes near the East boundary of the above described land, such easement being appurtenant to the remaining portion of the property retained by Seller. It is agreed and understood that no timber or trees are to be removed or destroyed on or from these premises until the contract has been paid in full.

for the sum of EIGHT THOUSAND ONE HUNDRED & NO/100 Dollars (\$ 8,100.00), hereinafter called the purchase price, of which \$ 700.00 has been paid at the time of the execution hereof, the receipt whereof hereby is acknowledged by the seller; the buyer agrees to pay the balance of said purchase price to the order of the seller at the times and in the amounts as follows, to-wit: The balance of \$7,400.00 to be paid at the rate of \$75.00 per month, with the first payment to be made on the 7th day of August, 1968, and a like payment of \$75.00 on the 7th day of each month thereafter until the entire balance, including principal and interest, has been paid.

NO. 5996
PROPERTY TAX
JUL 26 1968
Amount Paid \$7.00

All of said purchase price may be paid at any time; all of the said deferred payments shall bear interest at the rate of SEVEN per cent per annum from this date until paid, said interest to be paid monthly and * being included in the minimum regular payments above required. Taxes on said premises for the current fiscal year shall be pro-rated between the parties hereto as of the date of this contract.

The buyer shall be entitled to possession of said lands on the 19th day of August, 1968, and may retain such possession as long as he is not in default under the terms hereof. The buyer agrees that at all times he will keep the buildings on said premises, now or hereafter erected, in good condition and repair and will not suffer or permit any waste or strip thereof; that he will keep said premises free from mortgages and all 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 \$100,000.00.

In a company or companies satisfactory to the seller, with loss payable to the seller as his interest 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 fire, water, 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 said described premises are now subject to a contract on a mortgage (the word mortgage as used herein includes within its meaning a trust deed) recorded in the Deeds, Mortgages & Miscellaneous Records of said County in book 55 at page 357 thereof (reference to which hereby is made) on which the unpaid principal balance at this time is \$7,400.00 and no more, with interest paid to date \$19.00 payable in installments of not less than \$75.00 per month.

The seller agrees to pay all sums due and to become due on said contract or mortgage promptly at the times required for said payments and to keep said contract or mortgage free from default; should any of the installments on said mortgage so paid by the seller include taxes or insurance premiums on said described premises, the buyer agrees on seller's demand forthwith to repay to the seller that portion of said installments so paid applicable to taxes and insurance premiums; should the seller for any reason permit said contract or mortgage to be or become in default, the buyer may pay any sums required by contract or mortgage to be paid or otherwise perform said contract or mortgage and the buyer shall be entitled to credit for all sums so paid by him against the sums past to become due on the above purchase price pursuant to the terms of this contract.

The seller agrees that at his expense and within 10 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, and the said contract or mortgage, 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 valid deed, together with the said easements and restrictions, and the taxes, municipal liens, water rents and public charges as assumed by the buyer and further excepting all liens and encumbrances created by the buyer or assigns.

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 ten days of the time limited herefor, 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 and for (3) to foreclose this contract by suit in equity, and in any of such cases all rights and interests created or then existing in favor of the buyer as against the seller hereunder shall utterly cease and determine and the right to the possession of the premises above described to be performed and without any right of the buyer of return, reclamation or compensation for any part of the purchase price so paid or to be paid, and absolutely, fully and perfectly as if this contract and such payments had never been made, and in case of such default all payments thereafter made on this contract are to be retained by or for the seller as if they were made on a cash sale of the premises, and in case of such default, without any process of law, and take immediate possession thereof, together with all the improvements and appurtenances thereon or thereto belonging.

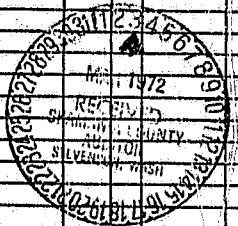
The buyer further agrees that failure by the seller at any time to require performance by the buyer of any provision hereof shall in no way affect his right hereunder to enforce the same, nor shall any waiver by said seller of any provision hereof be held to be a waiver of any succeeding breach of any such provision, or as a waiver of the provision itself. In case suit or action is brought to enforce this contract or to enforce any of the provisions hereof, the buyer agrees to pay such sum as the trial court may adjudge reasonable as attorney's fees to be allowed plaintiff in said suit or action and to appear in and defend from any judgment or decree of such trial court, the buyer further promises to pay such sum as the appellate court may adjudge reasonable as plaintiff's fees on such appeal. In construing this contract, it is understood that the seller or the buyer may be one and the same person; 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.

IN WITNESS WHEREOF, said parties have herunto set their hands and seals in duplicate on this, the 15th day and year first above written.

Wilbur L. Ames (SEAL)
Lily Allen E. Tracy (SEAL)
Arthur Groshenon (SEAL)
Mary Anderson (SEAL)

*Statute whichever words not applicable. [For notarial acknowledgment, see reverse]

8-4-19	25			20	
9-4-19	25			20	
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11-3-20	25				
12-3-20	25				
1-3-21	25				
2-3-21	25				



74481
CONTRACT
(FORM No. 8E)

STEVENS-HISS LAW PUB. CO., PORTLAND, ORE.
BETWEEN
WILBUR L. TRACY, ET UX
Address.....
AND
ARTIE ANDERSON, ET UX
Address.....
Date July, 1968
Lot..... Block.....
Addition.....

STATE OF OREGON,
County of Multnomah
I certify that the within instrument was received for record on the 3 day of July, 1968, at 2:30 o'clock P.M., and recorded in book 63 on page 254.
Record of Deeds of said County.
Witness my hand and seal of County affixed.

County Clerk-Recorder.
By [Signature] Deputy
AFTER RECORDING RETURN TO

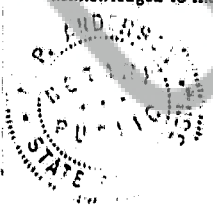
REGISTERED
INDEXED: DIR
INDIRECTED
RECORDED
COPY-PAID

STATE OF OREGON,

County of Multnomah } ss.
On this 19th day of July, 1968, before me, the undersigned, a notary public in and for said county and state, personally appeared the within named Wilbur L. Tracy and Mary Ellen E. Tracy known to me to be the identical individual s. described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

[Signature]
Notary Public for Oregon.
My commission expires Dec 22 1969



STATE OF OREGON, Washington
County of Washington } ss.

FORM NO. 23 - ACKNOWLEDGMENT
STEVENS-HISS LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 16 day of July, 1968, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Artie Anderson and Mary Anderson

known to me to be the identical individual s. described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

[Signature]
Notary Public for Oregon
My Commission expires Dec 22 1968

