

THIS CONTRACT, Made this 16th day of January, 1974, between William J. Ramsey and Barbara M. Ramsey

and Arthur J. Hood, 5311 Miller Avenue, Klamath Falls, Oregon 97601

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 Eureka County, State of Nevada, to-wit:

NW 1/4, NE 1/4, NW 1/4 and NE 1/4, NW 1/4 Section 27, Township 30, Range 48

RPTT PAID \$6.05

W. J. Ramsey Eureka County Recorder

Secretary Transfer Tax \$6.05 Computed on full value of property... Under penalty of perjury: Arthur J. Hood

for the sum of five thousand five hundred Dollars (\$ 5,500.00) (hereinafter called the purchase price) on account of which four hundred Dollars (\$ 400.00) is paid on the execution hereof...

JAN 17 11 51 AM 1974

I, William J. Ramsey and Barbara M. Ramsey, agree to sell two (2) ten-acre parcels to Arthur J. Hood... Arthur J. Hood is paying four hundred dollars (\$400.00) down January 10, 1974, with one hundred dollars (\$100.00) more as balance of down payment within ten (10) days.

The buyer warrants to and covenants with the seller that the real property described in this contract is...

All of said purchase price may be paid at any time... interest to be included in pay't... six (6) per cent per annum from January 12, 1974 until paid.

The buyer shall be entitled to possession of said lands on January 12, 1974... he is not in default under 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...

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 5,500.00

In case suit or action is instituted to foreclose this contract or to enforce any of the provisions hereof, the buyer agrees to pay such sum as the court may adjudge reasonable as attorney's fees...

IN WITNESS WHEREOF, said parties have executed this instrument in duplicate; 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.

Arthur J. Hood

William J. Ramsey Barbara M. Ramsey

*IMPRINTED 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...

NOTE: The sentence between the symbols (A) and (B) is not applicable, should be deleted; see Oregon Revised Statutes, Section 93.030. (Notarial acknowledgment on reverse).

