

THIS IS A LEGALLY BINDING CONTRACT, IF NOT UNDERSTOOD, SELV. COMPETENT ADVICE." UNIFORM REAL ESTATE CONTRACT

and between Hari	
	ry Daniel Achten & Peggy Ruth Achten, husband and wife. e Seller, and William Patrick Fowler & Marilyn A. Hendoza
wler, husband a	and wife
reinafter designated as th	he Buyer, of
• WITNESSETH: To	nat the Seller, for the consideration herein mentioned agrees to sell and convey to the buyer,
nd the buyer for the consi	ideration herein mentioned agrees to purchase the following described real property, situate in
he county of	In State of Nov. to wit: Star Rt. 89034, Caliente, NV.
fore particularly described	d he follows:
5 ac	res of the N's of the SW's of the NE's of the
	of Section 2 Township 3. R. 67. E.
Sell	er will sell 775 ft. of heavy duty powerline
(cab	ole) to Buyer included in total price of land
	lescribed.
4 Said Rover hereby	agrees to enter into possession and pay for said described premises the sum of \$12,437.00
Twelve Thousand	Four Hundred & Thirty-seven Dollar (\$ 12.637.00_)
payable at the office of Sc	eller, his sasigns or order
strictly within the following	AL WHEN WALLE TO THE TOTAL TOT
each, the receipt of which	is hereby acknowledged, and the balance of \$.10,437,00 shall be paid as follows:
Monthly	payments of not less than \$200:00 beginning February 20, 1982 and
	th day of each month thereafter until said entire principal sum
	been paid together with interest thereon in like money at the
	1% per annum on the unpaid balance.
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	ses shall be delivered to buyer on the 20th day of Tanuary 19.82
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	the second section of the second section and makes the second section of the
4. Said monthly pay	yments are to be applied first to the sayment of interest and second to the reduction of the
4. Said monthly pa- principal. Interest shall	be charged from Tayluary 20, 1982 on all unpaid portions of the
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The Seller may bring suit and recover judgment for all delinguient installments, including costs and submerging to one of the other remedies hereunder in the series of a subsequent default); or the control of the subsequent that is spiked, from remedies to one of the other remedies hereunder in the series of a subsequent default); or The Seller shall have the right, at its option, and upon written notice to the Buyer to declare the antice supple balance bereunder at once due and payable, and may elect to truet this centred as a note and mortal and the board of the buyer mulester thereto, and precede immediately to fesselosis the same in accordance with the how of including costs and atterney's feet; and the Seller may have a judgment for any deficiency which may remain in the case of foreclosure, the Seller hereunder, upon the filling of a complaint, shall be immediately actified to the appointment of a receiver to take possession of said mortgaged property and collect the rental apprilt to the appointment of a receiver to take possession of said mortgaged property and collect the rental apprilt to the property of the children hereunder, which the filling of a complaint, shall be immediately called to the appointment of a receiver to take possession of said mortgaged property and collect the rental apprilt to the property of the collect the rental apprilt to the property of the said mortgaged property and collect the rental apprilt to the property of the said mortgaged property and collect the rental apprilt to the said promises of the said promises during the part of the said mortgaged property and collect the rental apprilt to the said property of the said property and said property and said property and said property of the said property and said property and said property and said property and said property of the said property of the said property of the property of the said propert	possession of said premises without legal processe	s as in its first and former	estate, together with all improve-
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C. The Seller shall have the right, at his option, and upon written notice to the Buyer, to decise the units uspatible halance hereunder at once due and payable, and may select to treat this contract as a note and mortgage, and penetitie to the Buyer subject thereto, and proceed immediately to foreclose the same in accordance with the lower of the State of BeV, and have the property sold and the proceeds applied to the payment of the balance working. In the case of foreclosure, the Seller hereunder, upon the filing of a complaint, shall be immediately callitate the the appointment of a receiver to take possession of asid mortgaged property and collect the requirements to order of the court; and the Seller, upon entry of bedgenist of foreclosure, which is seen and profit therefrom and apply the same to the payment of the obligation betweener, or hold the same pursues to order of the court; and the Seller, upon entry of bedgenists of foreclosure, shall be entitled to the years and the order of the court, and the Seller, upon entry of bedgenists of foreclosure, shall be entitled to the years and the seller of the court of the payment of the obligation between the court of the payment of the pa	fees. (The use of this remedy on one or more occu	sor all deunquent instains wions shall not prevent the	Seller, at his option, from reporting
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