THIS IS A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, SEEK COMPETENT ADVICE."

UNIFORM REAL ESTATE CONTRACT

	Dan E. Keller, a single man	1
	Dan E. Keller, a single man	
reinafter designated as the Buyer, of	PO Box 402, Caliente, Nevada 89008	
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2. WITNESSETH: That the Seller, if the buyer for the consideration herein county of Lincoln	for the consideration herein mentioned agrees to sell at mentioned agrees to purchase the following described s 	nd convey to the buyer, wal property, situate in inte, Nevada
ore particularly described as follows:	A904 S	
1 · · · · · · · · · · · · · · · · · ·		
Callente Lincoln Cour	in Block numbered Fifteen (15) in the City aty, Nevada, as the same is shown on the c	of
map of said City.	ity, revada, as the same is shown on the c	ompilea
.,	/ /	
		/
2. Said Rover berely serves to enter	Into possession and pay for said described premises the	
Twenty-five thousand and no/100) Dellar	25,000,00
	er order at Nevada Bank & Trust Company	
	Three thousand and no/100 dollars	zs 3,000.00 s
	22,000,00	hall be paid as follows:
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and on the 21st day of a	not less than \$200.00 beginning May 21, 191	36
and on the 215t day of e	each month following until paid in full.	
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resonation of said premises shall be deliver.		19 36.
4. Said monthly payments are to be	applied first to the payment of interest and second t	the reduction of the
ataura de la carra de la c	April 26 1986	
rincipal. Interest shall be charged from _	April 26, 1986 es all	unpeid portions of the
rincipal. Interest shall be charged from _ urchase price at the rate of	April 26, 1986 es all	unpaid portions of the t his option at anytime, attens of any mortgage
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12. The Buyer agrees to pay the general taxes afte	r <u>July 1, 1986</u>			
12. The Buyar further agrees to keep all insurable			4	
pany acceptable to the Seller in the amount of not let and to amage said insurance to the Seller as his interes 14. In the event the Buyer shall default in the pay premiums as berein provided, the Seller may, at his opt of them, and if Seller elects so to do, then the Buyer a	is may appear and to de rment of any special or ion, pay said taxes, sases screen to repay the Solian	liver the insurance polic general taxes, assessme aments and insurance pr upon demand, all such s	ry to him. roto or insurance veniums or cither nums so edvanced	\
and paid by him, together with interest thereon from e worth until paid. 15. Buyer agrees that he will not commit or suffe			The state of the s	. \
usid premises, and that he will maintain said premises . 16. In the event of a failure to comply with the is	in good condition. erms hereof by the Buye	r, or upon failure of th	e Buyer to meke	
iny payment or payments when the same shall become seller, at his option shall have the following alternative. A. Seller shall have the right, upon failure of the last shall have the right, upon failure of the last shall have and it is the released from all obligations in law and it	e remedies: Buyer to remedy the def	anit within five days aft	er written notice, worth which have	
te be released from all obligations in law and i bean made therefore on this contract by the the near-performance of the contract, and the B possession of said premises without legal processes and seditions made by the Buyer there the land become the property of the Seller.	uyer agrees that the Se sees as in its first and f on, and the said addition the Buyer becoming at	lier may at his option r ormer estate, together a as and improvements si once a tenant at will of	e-enter and take ofth all improve- iall remain with the Seller; or	
B. The Seller may bring suit and recover judgme feet. (The use of this remedy on one or more or to one of the other remedies hereunder in the er	censions shall not preven	i the Sellar, at his option	to and attorneys n, from reserting	
C. The Seller shall have the right, at his option, an balance hereunder at once due and payable, are title to the Burer subject thereto, and proceed.	d upon written notice to I may elect to treat this o immediately to foreclass	the Buyer, to declare to contract as a note and se- the same in accordance	origings), and pose with the laws of	٠.
the State of New and have the property sold including costs and attorney's fees; and the Se In the case of foreclosure, the Seller hersunder,	and the proceeds applied Her may have a judgme, upon the filing of a co	to the payment of the at for any deficiency will appaint, shall be immed	t belance owing, tick may remain. intely entitled to	
the appointment of a receiver to take possession profits therefrom and apply the same to the p to order of the court; and the Seller, upon entry of the said promises during the period of redesip	sevement of the obligation	s herennder er hald ik		
of the said premises during the period of redemp 17. It is agreed that time is the essence of this a 18. In the event there are any Bens or encumbrance	greement,			
referred to, or in the event any liens or encumbrances of the by acts or perfect of the Seller, then the Buyer ma	other than herein provident, at his option, pay ar	of for shall becanter as d discharge the same a	croe against the	
on the amount then remaining due hereunder in the s menta herein previded to be made, may, at the sytion of payments shall equal any sums advanced as aforesaid.	mount of any such payer the Buyer, be suspens	icht or payments and the led matil such time as	such suspended	
19. The Soller on receiving the payments herein reagrees to execute and deliver to the Buyer or assigns, above described premises free and clear of all encumbra.	served to be paid at the a good and sufficient t	time and in the morner rarranty deed conveying	show mentioned the title to the	
sbove described premises free and clear of all encumbrs by or through the acts or neglect of the Buyer, and to of the gurchase price or at the option of the Seller, an al	Turbish at his expense, a	a policy of title insuran	in the amount	
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term of this agreement, or at time of delivery of deep			ha militarian	
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