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1 deposit the receipts therefor with the Escrow Agent, who shall collect said
2 amount from the purchaser, in addition to the purchase price and interest, be-
3 fore delivering said Abstract of Title, Warranty Deed, and Bill of Sale to the
4 purchaser.

5 14. It is further agreed that in the event the purchaser is ⁱⁿ default
6 in insuring the improvements on said real and personal property against fire as
7 provided in paragraph six of this agreement, the sellers may insure said im-
8 provements, pay said premium, and deposit their receipts therefor with the
9 Escrow Agent, who shall collect said amount from the purchaser, in addition to
10 all other moneys due under the terms of said contract, before delivering said
11 Abstract of Title, Warranty Deed, and Bill of Sale to the purchaser.

12 15. It is mutually agreed that in the event the purchaser defaults
13 in the terms of this contract and the sellers elect to take possession of said
14 real and personal property under sub-section (a) or (b) of paragraph eleven,
15 the purchaser shall pay all costs of foreclosure including a reasonable attor-
16 ney fee.

17 16. It is further agreed that upon final payment to the Escrow Agent
18 of all sums due under the terms of this agreement, the Escrow Agent shall de-
19 liver said Abstract of Title, Warranty Deed, and Bill of Sale to the purchaser.

20 This agreement signed, executed, and delivered in triplicate, the re-
21 ceipt of a copy being hereby acknowledged by each of the parties hereto, the
22 day and year first above written.

23 In the presence of:

24 Ernest J. Schubert
25 Witness to Sellers' Signatures
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James W. Middleton also known
as James W. Middleton
And Mable Smith Middleton also known
as Mable Middleton
Sellers

The Desert Oil Company
By Quinn W. West Partner
And R. R. West Partner
Purchaser

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31 Albert E. Nelson
32 Witness to Purchasers' Signatures