	No. 348 LAND CONTRACT OMAHA PRINTING COMPANY									
	This Agreement, Made the 6th day of May A. D. 1977									
	between ERNEST J. KROEGER, ALICE E. KROEGER and JANET I. KILGORE									
c	TAFT R. LARSEN and WILLIAM D. BRANSEN									
-	part_iesof the second part.									
	WITNESSETH, That said part_iesof the first part agreeto sell and convey to said part_iesof the second part,									
	for the price and upon the terms hereinafter mentioned, the following described real estate, situate in the County of Douglas and State of Nebraska, to wit:									
	Lot 2 and Lot 3, First Addition to Irvington, Douglas County, State									
	of Nebraska, as surveyed, platted and recorded,									
	(subject to easement on Lots 2 and 3 of the presently existing later-									
	als for the sewer system of the building located on Lot 1).									
	Said part ies of the second part agree to purchase said real estate from said part ies of the first part, and to pay									
	to parties of the first part, as the purchase price for the same, the sum of									
	Thirty-five Thousand (\$35,000.00) DOLLARS, in payment as follows:									
	\$5,000.00 down payment, receipt of which is hereby acknowledged by parties of the first part.									
	The balance of \$30,000.00 in payments as follows:									
	On or before June 1, 1978, \$5,000.00 to be applied to principal and \$2,400.00 in interest or a total of \$7,400.00;									
	and \$2,400.00 in interest or a total of \$7,400.00: On or before June 1, 1979, \$5,000.00 to be applied to principal and \$2,000.00 in interest or a total of \$7,000.00:									
	On or before June 1, 1980, \$5,000.00 to be applied to principal and \$1,600.00 in interest or a total of \$6,600.00; On or before June 1, 1981, \$5,000.00 to be applied to principal and \$1,000 in interest or a total of \$6,000.00;									
	and SI 200.00 In Interest of a cotal of 50.200.00.									
	On or before June 1, 1982, \$5,000.00 to be applied to principal and \$800.00 interest or a total of \$5,800.00: On or before June 1, 1983, \$5,000.00 to be applied to principal									
	and \$400.00 interest or a total of \$5,400.00.									
	Parties of the second part may prepay any installment payments due hereunder, in advance, on any anniversary date, without any penalty. All of said payments to bear interest at the rate of eight per cent per annum, payable.									
	All of said payments to bear interest at the rate of <u>ergile</u> per cent per annum, payable annually, until paid.									
	But if said sum of money or any part thereof, or any interest thereon, is not paid when the same is due, then in that case, the whole of said sum and interest shall, and by this indenture does, immediately become due and payable; or if the taxes and assessments of every nature, which are assessed or levied against said premises, are not paid at the time when the same are by law made due and payable, then									
	in like manner, the whole of said sum shall immediately become due and payable. As soon as said purchase money and interest thereon shall be fully paid, said part_ies									
	make, execute and deliver to said part_iesof the second part, a good and sufficient Warranty Deed conveying said real estate to parties of the second part_in fee simple, free of all incumbrances, except the taxes for the year A. D. 19_77., and									
1	subsequent taxes. In case said partiesof the second part shall refuse, neglect or fail to pay said purchase money and interest as above stated and agreed, parties of second part shall forfeit any and all rights in and to said real estate acquired under and by									
	virtue of this agreement, and shall forfeit any money paid for the purchase of the same, unless said part ies									
	Said part_iesof the second part shall be entitled to the possession of said land so long as the conditions of this agreement shall remain unbroken bythem; but upon failure to comply with the same, said right of possession shall terminate									
	and said part. iesof the first part shall be entitled to the possession of said land and the improvements thereon.									
	No assignment of this contract shall be valid without the consent of the grantorsendorsed hereon. Said parties respectively bind their heirs, assigns and legal representatives to the faithful performance of the terms of this agreement.									
	IN WITNESS WHEREOF, The said parties have hereunto set their hands the day and year first above written.									
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								reunto subscribed my name and affixed my official seal at on the day last above written.							
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