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1 THIS AGREEMENT, Made this 29th day of January, 1968, by and between Peggy  
2 M. Stivers, who was formerly Peggy M. Sloan, First Party, and Rollin Coleman  
3 and Jean Coleman, who was formerly Jean McCormick, husband and wife, Second  
4 Parties,

5 WITNESSETH:

6 THAT WHEREAS, First Party, as Vendor, and Rollin Coleman of Second Parties  
7 and Vernie Coleman, who were then husband and wife, as Vendees, entered into a  
8 written Agreement of Sale dated the 3rd day of January, 1961, wherein Vendor  
9 agreed to sell and Vendees agreed to purchase the real property in Klamath  
10 County, Oregon, described as:

11 Lot 238, Third Addition to Sportsman Park, Klamath  
12 County, Oregon,

and

13 WHEREAS, said Rollin Coleman and said Vernie Coleman were subsequently  
14 divorced and said Vernie Coleman assigned all of her interest in said Agreement  
15 of Sale to said Rollin Coleman and said Rollin Coleman did thereafter assign  
16 all of his interest in said Agreement of Sale to said Jean McCormick, who was  
17 then a single woman, by quitclaim deed recorded May 12, 1964, in Vol. 353 at  
18 page 7 of Klamath County, Oregon Deed Records, and said Rollin Coleman and said  
19 Jean McCormick were thereafter married and are now husband and wife; and

20 WHEREAS, Second Parties are in default on said Agreement and do not wish to  
21 perform said Agreement and wish to assign, transfer and surrender all of their  
22 right, title, estate and interest in said Agreement to First Party and to sur-  
23 render possession of said premises to First Party; and

24 WHEREAS, First Party is willing to accept said assignment and surrender of  
25 said contract and accept possession of said premises if the title to said pre-  
26 mises is still free and clear of all encumbrances and defects,

27 NOW, THEREFORE, in consideration of the premises, the Second Parties do by  
28 these presents bargain, sell, transfer and assign unto First Party all of  
29 Second Parties' right, title and interest in and to the above described Agree-  
30 ment of Sale.

31 TO HAVE AND TO HOLD the same unto the Second Party, her heirs and assigns,  
32 forever.



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1 It is hereby expressly understood and agreed that all of the Vendees' right,  
2 title and interest in and to said agreement and the property covered thereby  
3 is hereby terminated and foreclosed and that First Party shall have the immedi-  
4 ate possession of all thereof.

5 It is expressly understood and agreed that Second Parties do hereby represent  
6 that said property is free and clear of any and all liens, judgments, encumbran-  
7 ces and defects and that in the event it shall appear that said premises are not  
8 so free and clear First Parties may disregard this agreement and may commence  
9 suit for strict foreclosure.

10 IN WITNESS WHEREOF, The Parties have hereunto set their hands and seals the  
11 day and year first herein written.

12 Peggy M. Stivers (SEAL)  
13 Peggy M. Stivers  
14 First Party

15 Rollin Coleman (SEAL)  
16 Rollin Coleman

17 Jean Coleman (SEAL)  
18 Jean Coleman  
19 Second Parties

20 STATE OF OREGON )  
21 County of Klamath ) SS

22 March 25, 1968

23 Personally appeared the above named Peggy M. Stivers, who was formerly Peggy  
24 M. Sloan, and acknowledged the foregoing instrument to be her voluntary act and  
25 deed.

26 Before me:

27 William Hanning  
28 Notary Public for Oregon

29 (SEAL)

30 My Commission expires: October 3, 1968

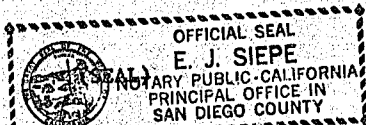
31 STATE OF CALIFORNIA )  
32 County of SAN DIEGO ) SS

33 FEBRUARY 13, 1968

34 Personally appeared the above named Rollin Coleman and Jean Coleman, who was  
35 formerly Jean McCormick, husband and wife, and acknowledged the foregoing  
36 instrument to be their voluntary act and deed.

37 Before me:

38 E. J. SIEPE  
39 My Commission Expires Aug. 30, 1971  
40 Notary Public for California



41 My Commission Expires STATE OF OREGON; COUNTY OF KLAMATH; ss.

42 Filed for record at request of Lanawanna Little Inc Co  
43 this 27 day of March A.D. 1968 at 3:46 o'clock PM., and  
44 duly recorded in Vol. 168, of Deeds on Page 2409

Ret:  
GANDON, GANDON,  
& GORDON  
ATTORNEYS AT LAW  
KLAMATH FALLS, ORE.

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DOROTHY ROGERS, County Clerk  
By Louise M. Knutson

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