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A S S I G N M E N T

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KNOW ALL MEN BY THESE PRESENTS, that MANUEL A. FERNANDEZ and JULIA K. FERNANDEZ, husband and wife, hereinafter referred to as Assignors, in consideration of SEVENTEEN THOUSAND FIVE HUNDRED and no/100ths Dollars (\$17,500.00), payable as follows:

The sum of SIX THOUSAND and no/100ths DOLLARS (\$5,965.79), receipt of which is hereby acknowledged; and

The further sum of \$11,534.21, plus interest at the rate of 7 1/2% per annum on the unpaid balance of an Agreement, dated the 15th day of February, 1973, executed by HARRY R. WAGGONER and NORMA E. WAGGONER, husband and wife, as Sellers, to Assignors, which said balance of purchase price Assignee hereinafter named agrees to assume and pay;

paid by CHRISTINE MAY LUNETTA, hereinafter referred to as Assignee, all of their right, title and interest in and to the above-mentioned Contract, wherein HARRY R. WAGGONER and NORMA E. WAGGONER, husband and wife, agreed to sell and Assignors agreed to buy the following described real property in Klamath County, Oregon, described as follows:

Lot 4, VILLA SAINT CLAIR, Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District;
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.

IT IS AGREED by and between the Assignors and the Assignee that the Assignee agrees to pay and assume the balance due under the above-mentioned Contract, together with interest thereupon, Assignee assuming as well all other obligations as per

ASSIGNMENT, PAGE ONE.

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the terms of the above-mentioned Contract.

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IT IS FURTHER AGREED that Assignee agrees to pay when due all real property taxes that are hereafter levied against the property, by any public, municipal body, and all public, municipal and statutory liens which may be hereafter placed or lawfully imposed upon the premises, and it is hereby agreed by and between Assignors and Assignee that Assignee will provide the Sellers in the above-entitled Contract, with a receipt for said taxes or liens.

IT IS FURTHER AGREED that Assignee will keep the buildings on said premises insured against loss by fire or other casualty in an amount not less than the insurable value and it is hereby agreed by and between Assignors and Assignee that Assignee will provide the Sellers in the above-entitled Contract with a receipt for payment of said insurance.

And the Assignors fully authorize and empower the Assignee on performance of the said covenants and conditions, to demand and receive of the Sellers mentioned in said Contract, the Deed covenanted to be given in the said Contract and all other conveyances necessary to complete title in the Assignors in the same manner and to all intents and purposes as the Assignors might and could do were these presents not executed.

DATED this 31 day of January, 1975.

Manuel A. Fernandez
Manuel A. Fernandez

Julia K. Fernandez
Julia K. Fernandez

STATE OF OREGON)
County of Klamath) ss.

Personally appeared before me this 31 day of January, 1975, MANUEL A. FERNANDEZ and JULIA K. FERNANDEZ, husband and wife, who are known to me to be the individuals described in the within instrument and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

Susan Kay Way
NOTARY PUBLIC FOR OREGON
My Commission Expires 6/14/1977

ASSIGNMENT, PAGE TWO.

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Christine May Lunetta
Christine May Lunetta

STATE OF OREGON)
County of Klamath) ss.

Personally appeared before me this 31st day of January, 1975, CHRISTINE MAY LUNETTA, who is known to me to be the individual described in the within instrument and acknowledged the foregoing to be her voluntary act and deed.

BEFORE ME:

Ther D. Goelker
NOTARY PUBLIC FOR OREGON
My Commission Expires: 11/25/76

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. COthis 31st day of January A. D., 19 75 at 4:45 o'clock P. M., and duly recorded inVol. M 75 of DEEDS on Page 1426

FEE 6.00

WM. D. MILNE, County Clerk

By *[Signature]* Deputy

Return after Recording & Taxes:
Christine May Lunetta
225 E. Main St. City 97601
ASSIGNMENT, PAGE THREE.