

1-1-74

11161

ASSIGNMENT OF CONTRACT

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3406

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, for the consideration hereinafter stated,

has sold and assigned and hereby does grant, bargain, sell, assign and set over unto

RALPH E. BEARD and HELEN B. BEARD, husband and wife

assigns, all of the vendee's right, title and interest in and to that certain ^{unrecorded} contract for the sale of real estate dated September 25, 1969, between EVERETT R. DENNIS and FRANCES DENNIS, husband & wife

as seller and EDWARD L. DOWDY and DELINA B. DOWDY, husband and wife

as buyer, which contract is ^{unrecorded} ~~recorded~~ (reference to said recorded contract hereby being expressly made), together with all of the right, title and interest of the undersigned in and to the real estate described therein; the undersigned hereby expressly covenants with and warrants to the assignee above named that the undersigned is the owner of the vendee's interest in the real estate described in said contract of sale and that the unpaid balance of the purchase price thereof is not more than \$2,234.64 with interest paid thereon to March 1, 1976; further, upon compliance by said assignee with the terms of said contract, the undersigned directs that conveyance of said real estate be made and delivered to the order of said assignee.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$15,000.00. ~~On this day, the consideration paid for this transfer, stated in terms of dollars, is \$15,000.00.~~ AFFECTS: Lot 40 of VILLA ST. CLAIR, Klamath County, Oregon.

In construing this assignment, it is understood that if the context so requires, the singular shall be taken to mean and include the plural, the masculine shall include the feminine and the neuter and that generally all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to one or more individuals and/or corporations.

IN WITNESS WHEREOF, the undersigned assignor has hereunto set his hand; if the undersigned is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

DATED: March 10, 1976

Edward L. Dowdy
Edward L. Dowdy(If executed by a corporation,
affix corporate seal.)Delina B. Dowdy
Delina B. Dowdy

STATE OF OREGON,)
County of Klamath) ss.
March 10, 1976

Personally appeared the above named
Edward L. Dowdy and Delina B. Dowdy

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, Paula McGee,
Notary Public for Oregon
My commission expires: 3/25/77

STATE OF OREGON, County of) ss.
March 10, 1976

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____, a corporation,

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

*Strike whichever word not applicable. NOTE—The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030. If the contract is not already of record, it should be recorded, preferably in the Deed Records.

DOWDY
GRANTOR'S NAME AND ADDRESS
BEARD
GRANTEE'S NAME AND ADDRESS
After recording return to:
Mountain Title Company
407 Main Street
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
Ralph E. Beard and Helen B. Beard
4318 Bartlett
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,) ss.
County of Klamath)
I certify that the within instrument was received for record on the 10th day of MARCH, 1976, at 2:50 o'clock P.M., and recorded in book M. 76 on page 3406 or as file/reel number 11161, Record of Deeds of said county.
Witness my hand and seal of County affixed.

W. D. MILNE

Recording Officer

By Hazel W. Milne Deputy

FEE \$ 3.00