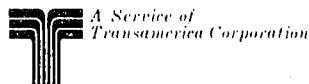


Transamerica Title Insurance Co



12577

Filed for Record at Request of

XXXX return:- Carlson & Fuller

Address..... Suite 411 Box 643 Professional Center

City and State..... Wenatchee Washington 98801

Taxes to:- Russell S. Wearner

State of Oregon, ss.
County of Klamath

I hereby certify that the within instrument was received and filed for record on the 14th day of April, 1976, at 4:32 o'clock P. M. and recorded on Page 5406 in Book M 76 Records of DEEDS of said County.

WM. D. MILNE, County Clerk

By *[Signature]* Deputy

FORM 282-1 REV.

SELLER'S ASSIGNMENT OF CONTRACT AND DEED

THE GRANTOR

ALVIN A. SAUER

for value received does convey and grant
EVEEYN MOKRZYCKI, his daughter

to R. M. SAUER, his son, and
the grantee,s,

the following described real estate, situated in KLAMATH
together with all after acquired title of the grantor(s) therein:

County, State of Washington, Oregon,

Lot 21 of New Deal Tracts as shown on the official plat thereof
on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO: Liens, assessments and reservations of record.

and doeshereby assign, transfer and set over to the grantee that certain real estate contract dated the 17thday of September

, 1973 between ALVIN A. SAUER

as seller and RUSSELL S. WEARNER

as purchaser for the sale and purchase of the above described real estate. The granteeS hereby assume and agree to fulfill the conditions of said real estate contract and the grantor hereby covenant that there is now unpaid on the principal of said contract the sum of (the sum is unknown at this time as the money is being deposited in an escrow account in Oregon.)

Dated this 10th day of March, 1976

[Signature] (SEAL)

(SEAL)

STATE OF WASHINGTON, ss.
County of CHELAN

On this day personally appeared before me ALVIN A SAUER

to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that HE signed the same as HIS free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 10th day of March, 1976

[Signature]
Notary Public in and for the State of Washington,
residing at East Wenatchee.