

31:67

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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 Helen V. Johnson

her ~~he~~ heirs, successors and assigns, all of the vendor's right, title and interest in and

to that certain contract for the sale of real estate dated March 5, 1976, between O & H Properties, Inc., an Oregon Corporation, James H. Johnson and Kathleen A. Johnson, husband and wife, and Oscar K. Johnson and Helen V. Johnson, husband and wife, as Sellers, and William Blair

as buyer, which contract is recorded in the ~~Dead~~ ^{Deed} Records of Klamath County, Oregon, in book M-76 at page 3146 thereof (reference to said recorded contract hereby being expressly made), together with all the right, title and interest of the undersigned in and to all moneys due and to become due thereon; the undersigned hereby expressly covenants and warrants to the assignee above named that the undersigned is the owner of the vendor's interest in the real estate described in said contract of sale and that the unpaid principal balance of the purchase price thereof is not less than \$259,315.62 with interest paid thereon to June 6, 1977. For continuation of this document see reverse side.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 259,315.62. ~~part of the consideration consists of the property described in the contract of sale.~~

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 seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

O & H PROPERTIES

DATED: June 13, 1977.

by James H. Johnson
James H. Johnson, President

(If executed by a corporation,
affix corporate seal.)

by Oscar K. Johnson
Calif

STATE OF OREGON,)
County of) ss.
Personally appeared the above named

STATE OF OREGON, County of) ss.
June 13, 1977.
Personally appeared James H. Johnson and Oscar K. Johnson 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 Vice-President of

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

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

O & H Properties, 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.
Before me:
Notary Public for California
My commission expires: 2/20/77

*Strike whichever word not applicable.

NOTE—The sentence between the symbols (), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, or any subsequent laws. If the contract is not already of record, it should be recorded, preferably in the Dead Records.

Assignment of CONTRACT

TO

WHEN RECORDED RETURN TO

O W Coatey
431 Main St.
Klamath Falls, Ore.

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON

County of

I certify that the within instrument was received for record on the day of 19 at o'clock M., and recorded in book on page or as file number. Record of Mortgages of said County. Witness my hand and seal of County affixed.

By

Title.

Deputy

DOCKET No.

PARCEL I

Lots 1, 2, 3, 4, 5 and 6 in Block 25 of ORIGINAL TOWN OF KLAMATH FALLS, (formerly Linkville), Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Also that part of vacated Maple Alley adjoining Lot 6 in Block 25 of said Original Town of Klamath Falls (formerly Linkville), Oregon, and all that portion of Lot 1 of Block 26, said Original Town of Klamath Falls, (formerly Linkville) lying Easterly of Conger Avenue. EXCEPTING from the above described property that portion thereof conveyed by Edward A. Dunham, et ux, to the City of Klamath Falls, Oregon, by deed recorded on page 107 of Volume 123 of Deeds, Records of Klamath County, Oregon. Lot 7 in Block 25 of Original Town of Linkville (now Klamath Falls), and that portion of vacated Maple Alley adjacent to said Lot 7 on the West and that portion of Lot 4, Block 26, Original Town of Linkville (now Klamath Falls) lying between said portion of vacated Maple Alley and the Easterly line of Conger Street, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SAVING AND EXCEPTING from the above described property all that portion thereof conveyed to the State of Oregon by Deed recorded on page 193 of Volume 283 of Deeds, Records of Klamath County, Oregon. ALSO all that portion of South one-half of vacated Pine Street adjoining the above described property.

PARCEL II

Lots 8 and 9 in Block 25 of the Original Town of Linkville (now Klamath Falls, Oregon), according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING that part in Deed Book 283, page 193.

PARCEL III

That portion of Lot 2, Block 22 in the Town of Klamath Falls, more particularly described as follows:

Beginning at the Southwesterly corner of Lot 2, Block 22 in said Town of Klamath Falls; thence

Northerly along the Easterly line of Juniper Street to the Northwest corner of Lot 2; thence

Easterly along the North line of said Lot 2, 36 feet; thence

Southerly at right angles with Main Street 120 feet to said Main Street; thence

Westerly along the North line of Main Street 36 feet to the place of beginning, being a strip of land 36 feet wide and 120 feet deep off the Westerly side of said Lot 2.

Subject, however, to the following:

1. Provisions, including the terms and provisions thereof, in deed recorded in Volume 283, page 139, Deed Records of Klamath County, Oregon. (Affects Parcel I and Parcel II)

2. Limited access provisions contained in Deed to the State of Oregon by and through its State Highway Commission recorded May 16, 1956 in Volume 283, page 193, Deed Records of Klamath County, Oregon, which provides that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.

3. Reservations contained in Vacation of Pine Street recorded in Volume 286, page 5, Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record on account of

this 20th day of JUNE A. D. 1977 at 2:50 o'clock P.M., and

duly recorded in Vol. M77 of DEEDS on Page 10814

FEE \$ 6.00

W. D. MILNE, County Clerk

Hazel Dray