

37674

Vol. 77 Page 20185

1 KNOW ALL MEN BY THESE PRESENTS, that the ESTATE OF BLANCHE H. BALSIGER,
2 DECEASED, Assignor, in consideration of Ten Dollars and other good and valuable
3 consideration to it paid by RONALD E. PHAIR and LORRAYNE PHAIR, husband and wife,
4 Assignees, does by these presents sell, transfer and assign unto said Assignees,
5 not as tenants in common but as joint tenants with right of survivorship, all
6 of Assignor's right, title and interest in and to that certain Contract dated
7 November 13, 1959, wherein Blanche H. Balsiger, a widow, agreed to sell and
8 Ronald E. Phair and Lorraine Phair, husband and wife, agreed to buy the prop-
9 erty in Klamath County, Oregon, described as:

10 Lots 20, 21, 22, 25, 26 and 29, of PIEDMONT HEIGHTS in Klamath County,
11 Oregon, ALSO one-half of vacated Jones Street adjacent to Lots 20 and
12 21.

13 A portion of Lot 7 of Section 6, Township 39 S., R. 10, E.W.M., more
14 particularly described as follows:

15 Beginning at a point where the North line of the Canal of the Enter-
16 prise Irrigation District crosses the West line of Section 6, Township
17 39 S., R. 10, E.W.M., said point being 600 feet, more or less, North
18 of the Southwest corner of said Section; thence North along said West
19 line of Section 6 to the Northwest corner of Lot 7 thereof; thence
20 Easterly along the North line of said Lot 7 a distance of 400 feet;
21 thence South parallel to the West line of said lot and 400 feet dis-
22 tant therefrom to the said North line of said Canal; thence Westerly
23 along said North line of said Canal to the point of beginning;

24 which Contract was amended by instrument dated December 9, 1963, recorded Dec.
25 23, 1963, in Book 350 at page 63; and which Vendees' interest in said Contract
26 was thereafter assigned from said Phairs to Hal F. Coe and Betty M. Coe, his
27 wife, by instrument recorded March 15, 1965, in Book 360 at page 145; and
28 by instrument recorded June 1, 1970, in Vol. M-70 at page 4304, the interest
29 of Hal F. Coe was conveyed to Betty M. Coe; and which Vendee's interest was
30 thereafter assigned from Betty M. Coe to Chandler J. Walker and Bobbie Lou
31 Walker, his wife, by agreement dated April 22, 1971, and which Walkers' int-
32 erest in the property was awarded to Bobbie Lou Walker by Decree filed June
15, 1976, in Klamath County Circuit Court No. 75-274 E., being a suit for dis-
solution of marriage.

Assignor further conveys unto Assignees all of its right, title and interest
in said real property subject to the terms of said Contract.

Assignor covenants that it is the owner of said Contract; that it is a good,
valid and subsisting Contract and that there are no set offs or defenses to the

Assignment - Page 1.

20186

1 same; that a principal balance of \$28,719.59, plus interest, remains unpaid
2 thereon; and that it has good right to assign the same as aforesaid.

3 TO HAVE AND TO HOLD the same unto the said Assignees.

4 IN WITNESS WHEREOF, Assignor has caused this instrument to be executed this
5 14th day of October, 1977.

6 ESTATE OF BLANCHE H. BALSIGER, DECEASED

7 By Mary H. Chinello
8 Mary H. Chinello

9 By D. B. Thompson
10 D. B. Thompson

11 Trust Officer
12 United States National Bank of Oregon
13 Co-Personal Representatives of the Estate
14 of Blanche H. Balsiger

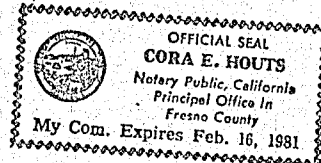
15 STATE OF CALIFORNIA)
16) SS
17 County of Fresno)

18 On this 14th day of October, 1977, personally appeared the above named
19 Mary H. Chinello and acknowledged the above instrument to be her voluntary act
20 as Personal Representative aforesaid.

21 Before me:

22 Cora E. Houts
23 Notary Public for California

24 (SEAL)
25 My Commission Expires:
26 February 16, 1981



27 STATE OF OREGON)
28) SS
29 County of Jackson)

30 On this _____ day of October, 1977, personally appeared the above named
31 D. B. Thompson, Trust Administrative Officer, U. S. National Bank, and acknowledged the above instrument to be his voluntary act as Personal Representative aforesaid.

32 Before me:

Notary Public for Oregon

(SEAL)
My Commission Expires:

STATE OF OREGON; COUNTY OF KLAMATH; SS.

Filed for record ~~on~~ October 20th day of OCTOBER A. D. 1977 at 11:52 o'clock AM., and
fully recorded in Vol. M77, of DEEDS on Page 20185

Assignment - Page 2.

FEE \$6.00

By Hazel D. Milne
Wm D. MILNE, County Clerk

LIAM L. SISEMORE
Attorney at Law
40 Main Street
MATH FALLS, ORE.
97601

503/882-7229

code 600