

46112

ASSIGNMENT OF CONTRACT

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KNOW ALL MEN BY THESE PRESENTS, That the undersigned, for the consideration hereinafter stated, hereby grants, bargains, sells, assigns and sets over unto TERRY D. SANDERS and JUDY SANDERS, husband and wife,

his heirs, successors and assigns all of the vendee's right, title and interest in and to that certain attached, unrecorded contract dated September 16, 1971, between WINEMA PENINSULA, INC., an Oregon Corporation, as seller, and MILBURN T. NICHOLSON and THELMA R. NICHOLSON, husband and wife, as buyer, for the sale and purchase of the following described real estate in Klamath County, Oregon: Lots 3 and 4, Block 7, WINEMA PENINSULA UNIT NO. 2, in the County of Klamath, State of Oregon.

SUBJECT TO: Right of Way in favor of Klamath Telephone Company and any other existing easement, as set forth in deed recorded February 27, 1959, in Deed Volume 310 at page 175; Conditions, restrictions, building set-back lines and utility easements as set forth in the Plat and in the Dedication of Winema Peninsula No. 2.

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 \$ 3,615.24 with interest paid thereon to April 1, 1978; 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 \$ 8,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which):

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: 4-6, 1978

Milburn T. Nicholson
Milburn T. Nicholson

Thelma R. Nicholson
Thelma R. Nicholson

STATE OF OREGON, County of _____ ss.
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 _____

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 Oregon _____ (OFFICIAL SEAL)
My commission expires: _____

Milburn T. Nicholson and Thelma R. Nicholson
I, _____, Notary Public for Oregon, do hereby certify that the above named _____ and _____ appeared before me and acknowledged the foregoing instrument to be their voluntary act and deed.

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

*Strike whichever word is not applicable. For use in recording between the symbols (), if not applicable, should be deleted. See OES 92.030. If the contract is not already of record, it should be recorded, preferably in the Deed Record.

Mr. & Mrs. Milburn T. Nicholson 3940 West Dell Rd. Shawnee, Colorado 80110 GRANTOR'S NAME AND ADDRESS	
Mr. and Mrs. Terry D. Sanders 3065 S. W. 214th Aloha, Oregon 97005 GRANTOR'S NAME AND ADDRESS	
Also recording claim for: Transamerica Title - Marlene	
NAME, ADDRESS, ZIP	
If a change is requested and not obtainable then be sent to the following address: Mr. and Mrs. Terry D. Sanders 3065 S. W. 214th Aloha, Oregon 97005 NAME, ADDRESS, ZIP	

SPACE RESERVED FOR RECORDING USE

STATE OF OREGON, _____ ss.
County of Klamath
I certify that the within instrument was received for record on the 11th day of April, 1978, at 3:30 o'clock P.M., and recorded in book 179 on page 6977 or as file/roll number 46112.
Record of Deeds of said county.
Witness my hand and seal of County affixed.
Wm. D. Milne
Recording Officer
By Deborah H. Heltch Deputy
Fee \$3.00