

VENDOR'S ASSIGNMENT OF CONTRACT FOR SALE OF REAL PROPERTY
AND SPECIAL WARRANTY DEED

GRANTOR (ASSIGNOR): PHYLLIS NELSON BROWN

CONVEY AND ASSIGN TO

GRANTEE: MORTGAGE BANCORPORATION

All Grantor's rights, title and interest as Vendors in and to the following described contract for sale of real property, all monies due or to become due thereon and all property described therein, who agrees to perform all Vendor's obligations contained in said contract.

Dated: March 19, 1975

Unpaid Balance: \$ 20,900.00

Recorded: March 27, 1975
Records for Klamath County
Book M-75, Page 3377
The present Purchaser is: Lee L. Stone

Interest Paid To: March 1, 1978

Legal Description: See Exhibit "A" attached and by this reference made a part hereof.

PARCEL 1

The N $\frac{1}{4}$ of that portion of the following described tract of land lying within the W $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the W $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 2, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Commencing at the intersection of the Southerly or Westerly boundary of the Sprague River and the West boundary of the W $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section; thence Easterly, Southerly and Westerly along the bend of the Sprague River to the West boundary of W $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 2; thence North along the West boundary of the W $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ and the W $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ to the point of beginning.

PARCEL 2

The following described real property in the County of Klamath, State of Oregon, lying Southerly and Westerly of the Sprague River:

The E $\frac{1}{4}$ E $\frac{1}{4}$ E $\frac{1}{4}$ of Section 2, Township 35 South, Range 7 East of the Willamette Meridian;

EXCEPTING the following parcel:

A tract of land in the W $\frac{1}{4}$ W $\frac{1}{4}$ W $\frac{1}{4}$ of Section 1 and the E $\frac{1}{4}$ E $\frac{1}{4}$ E $\frac{1}{4}$ of Section 2, Township 35 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the West boundary of the E $\frac{1}{4}$ E $\frac{1}{4}$ E $\frac{1}{4}$ of said Section 2, said point being 375 feet South of the centerline running East and West through said Section 2; thence East parallel to said centerline to the East boundary of said Section 2; thence North along the East boundary of said Section 2 to a point 375 feet North of the East quarter corner of said Section 2; thence East parallel to the centerline running East and West through said Section 1, to the East boundary of the W $\frac{1}{4}$ W $\frac{1}{4}$ W $\frac{1}{4}$ of said Section 1; thence South along the East boundary of said Section 1; thence West along the South boundary of said Sections 1 and 2 to the Southwest corner of the E $\frac{1}{4}$ E $\frac{1}{4}$ E $\frac{1}{4}$ of said Section 2; thence North along the West boundary of the E $\frac{1}{4}$ E $\frac{1}{4}$ E $\frac{1}{4}$ of said Section 2 to the point of beginning.

No. <i>Stone</i>	Mortgage Bancorporation	DO NOT USE THIS SPACE, RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)	June 1978 at 3:33 o'clock
	AFTER RECORDING RETURN TO MORTGAGE BANCORPORATION P.O. Box 230 Salem, Oregon 97308		PM., and recorded in book M78 on page 11940 Witness my hand and seal of County affixed. Wm. D. Milne County Clerk by <i>Bernice A. Smith</i> Deputy.
A-751 1000 7/77		Page 6.00	

No. *After 7663*
 VENDOR'S ASSIGNMENT OF CONTRACT
 AND DEED
 Phyllis Nelson Brown
 TO
 Mortgage Bancorporation
 AFTER RECORDING RETURN TO
 MORTGAGE BANCORPORATION
 P.O. Box 230
 Salem, Oregon 97308
 Fee \$ 6.00
 by *William D. Milne*
 County Clerk
 STATE OF OREGON, County of *Klamath*, ss.
 I certify that the within instrument was received
 for record on the *19 78* day of *June*
 at *3:33* o'clock
 P.M., and recorded in book *M78* on page *11940*
 Witness my hand and seal of County affixed.
 William D. Milne
 County Clerk
 (DON'T USE THIS
 SPACE; RESERVED
 FOR RECORDING
 LABEL IN COUN-
 TIES WHERE
 USED.)
 MYZ TA 38 15161
 A-751 1000 7/77

STATE OF OREGON
 County of *Malheur*
 Personally appeared the above named *Phyllis Nelson Brown*
 and acknowledged the foregoing instru-
 ment to be her
 voluntary act and deed.
 Before me
Maureen A. Alling
 Notary Public for Oregon
 My commission expires *10-7-80*
 STATE OF OREGON, County of _____, ss.
 Personally appeared _____
 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
 My commission expires: _____
 GRANTOR (ASSIGNOR):
Phyllis Nelson Brown
 11941

The Grantor hereby covenants and warrants that:
 1. The property is free from encumbrances created or suffered by Grantor, and that Grantor will warrant and defend the same against all persons who may lawfully claim by, through or under Grantor, except as dis-
 closed in said contract, and
 2. Said contract is current, not in default, and that Grantor is the owner of the Vendor's interest therein.
 3. The Purchaser has no claims against Grantor.
 4. If Grantor is a corporation, this has been signed and sealed by the authority of its Board of Directors.
 5. The true and actual consideration for this transfer is \$ 20,900.00.
 DATED: June 2, 1978
 Until a change is requested all tax
 statements shall be sent to the
 following address:
 No Change