

03350017

ASSIGNMENT OF CONTRACT

Escrow #227

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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 Harvey J. Beene

assigns, all of the vendee's right, title and interest in and to that certain contract for the sale of real estate dated November 5, 1971, between Louis Anderson and Ruth Anderson, husband and wife, as seller and Dale L. McCord, a single man,

as buyer, which contract is recorded in the Deed* Miscellaneous* Records of Clatsop County, Oregon, in book 100 at page 100 thereof, or as file number 100 (indicate which), (reference to said recorded contract hereby being expressly made), together with all of the right, title and interest of the undersigned in and to the real estate described therein; the undersigned signed 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 \$ 8,363.48 with interest paid thereon to June 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 \$ 8,363.48. 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: May 8, 1978
See reverse side of this document for legal description.

Dale L. McCord
Dale L. McCord

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

STATE OF OREGON,

County of KlamathMay 8, 1978

Personally appeared the above named

Dale L. McCord and Harvey J. Beene

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-23-81STATE OF OREGON, County of Clatsop

Personally appeared

and 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.

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

*Strike whichever word not applicable. NOTE—The sentence between the symbols (), if not applicable, should be deleted. See OES 93.030. If the contract is not already of record, it should be recorded, preferably in the Deed Records.

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

MTG

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Harvey Beene
P.O. Box 11641
Klamath Falls, Ore.

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Clatsop

I certify that the within instrument was received for record on the 8 day of May, 1978.

at 10 o'clock AM, and recorded in book 100 on page 100 or as file/reel number 100.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By

Deputy

Beginning at the Northwest corner of Section 34, in Township 38 South, Range 11½ East of the Willamette Meridian, Klamath County, Oregon, thence South along said Western boundary of said Section distant 1320 feet; thence East 1062 feet to a point; thence South 616 feet to center of a natural ditch; thence Southerly and Easterly along said ditch a distance of 593 feet; thence North 430 feet; thence West 91 feet; thence North 258 feet; thence West 502 feet to point of beginning, all being a part of Northwest quarter of said Section 34 in Township 38 South, Range 11½ East of the Willamette Meridian;

SAVING AND EXCEPTING therefrom that portion conveyed to State of Oregon for highway purposes by deed recorded in Book 107 at page 23 and also that portion conveyed to Charles Inman by deed recorded in Book 130 at page 581 and ALSO SAVING AND EXCEPTING that portion conveyed to James M. Barnes by Deed recorded in Book 133 at page 513 and also that portion conveyed to Olive Mounts by Deed recorded in Book 133 at page 245 and also that portion conveyed to John A. Jones by deed recorded in Book 217 at page 165; and also SAVING AND EXCEPTING that portion conveyed to Elizabeth L. Bell by Deed recorded in Book 189 at page 12, all Book and page references being Deed Records of Klamath County, Oregon.

TOGETHER WITH the following described property:

Beginning at a point where the boundary of that certain tract conveyed to Olive Fraley by Deed recorded in Book 182 at page 253, Deed Records of Klamath County, Oregon, intersects the fence line marking the Westerly boundary of the property conveyed to A. L. Michael by Deed recorded in Book 66, page 552 of Deed Records of Klamath County, Oregon, which point of beginning bears South 10° 45' East along said fence line a distance of 180 feet, more or less, from the Southeasterly right of way line of the Klamath Falls-Lakeview Highway; thence North 62° 29' East along the Northwestern boundary of said Olive Fraley property, a distance of 51 feet; thence North 40° 00' West 75 feet; thence South 89° 25' West, 43 feet to a point in said fence line marking the Westerly boundary of said A. L. Michael property; thence South 10° 45' East along said fence line, a distance of 98 feet to the point of beginning; being a portion of S½NW¼ Section 34, Township 38 South, Range 11½ East of the Willamette Meridian, Klamath County, Oregon.

Subject, however, to the following:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Horsefly Irrigation District.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. Subject to an easement over and across the Westerly 16 feet of said property as disclosed by Deed recorded December, 1959 in Volume 317, page 526, Deed Records of Klamath County, Oregon.
4. Unrecorded Contract of Sale dated November 5, 1971, by and between Louis Anderson and Ruth Anderson, Sellers, and Dale L. McCord, Buyer, which Buyer herein assumes and agrees to pay according to the terms and conditions thereof to United States National Bank of Oregon, Town and Country Branch.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co

this 14th day of June A. D. 1978 at 2:57 clock PM. and

fully recorded in Vol. M78, of Deeds on Page 12659

Wm D. MILNE, County Clerk

By Bonita H. H. H.

Fee \$6.00