

1-74

51717
OCS

ASSIGNMENT OF CONTRACT

Escrow No. 4141
Vol. 178 Page 15229

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 Louise A. Ike

her heirs, successors and assigns, all of the vendee's right, title and interest in and to that certain contract for the sale of real estate dated

January 26, 1978, between John M. Schoonover and Arba Faye Schoonover, husband and wife, as seller and Lawrence Lee Marsh and Karla M. Marsh, husband and wife, and Ruth H. Ike

as buyer, which contract is recorded in the Deed* Miscellaneous* Records of Klamath County, Oregon, in book M-78 at page 1970 thereof, or as file number (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 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 \$129,000.00 with interest paid thereon to January 15, 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 \$24,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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: July 19, 1978
See the reverse side of this document for legal description.

Lawrence Lee Marsh - Karla M. Marsh
Ruth H. Ike

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

STATE OF OREGON,
County of Klamath
July 19, 1978
Personally appeared the above named
Lawrence Lee Marsh

STATE OF OREGON, County of _____) ss.
_____, 19____
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 _____, 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.

and acknowledged the foregoing instrument to be his voluntary act and deed.
Before me:
Notary Public for Oregon
My commission expires: 3-19-81

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

*Signs which were not copyrightable. NOTE: the space between the symbols (), if not applicable, should be deleted. See ORS 92.030. If the contract is not already of record, it should be recorded, preferably in the deed book.

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording it has been:

RECORDED

RECORDING OFFICE

Mail a request to be recorded in the deed book to the following address:
P. O. Box 712
Vista, California 92083

STATE OF OREGON,) ss.
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/reel number _____.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Recording Officer:
By _____ Deputy

A parcel of land situated in Section 14 T34S R7E W.M. more particularly described as follows:
Beginning at a 5/8" iron pin marking the Southwest corner of the NE 1/4, NW 1/4 of said Section 14, thence from said point of beginning; N00°10'16"E along the West line of the said NE 1/4 NW 1/4 391.19 feet to a 5/8" iron pin, thence S89°54'02"E 1097.61 feet to a 5/8" iron pin, thence South 2372.18 feet to a 5/8" iron pin on the South line of the N 1/2 NE 1/4 SW 1/4 of said Section 14, thence S89°35'57" W along the South line of said N 1/2 NE 1/4 SW 1/4 1104.78 feet to a 5/8" iron pin marking the Southwest corner of the said N 1/2 NE 1/4 SW 1/4, thence N00°10'26"E along the West line of the said N 1/2 NE 1/4 SW 1/4 665.87 feet to a 5/8" iron pin marking the Southwest corner of the SE 1/4 NW 1/4 of said Section 14, thence N00°10'16"E along the West line of the said SE 1/4 NW 1/4 1324.75 feet to the point of beginning, containing 60.1 acres more or less.

- Together with the following easements:
- A. An easement 60 feet in width, measured at right angles, for purposes of ingress and egress of which the centerline is more particularly described as follows:
Beginning at a point on the South line of the NW 1/4 NW 1/4, of Section 14 and the centerline of an existing road, from which the Southeast corner of the NW 1/4 NW 1/4 of said Section 14 bears S89°59'40"E 626.00 feet, thence from said point of beginning North-easterly along the centerline of an existing road, the following six bearings and distances: N18°16'56"E 31.94 feet, N26°36'26"E 66.98 feet, N45°16'11"E 133.72 feet, N52°35'15"E 257.59 feet, N38°56'57"E 65.21 feet, S89°54'02"E 246.55 feet to a point on the West line of the NE 1/4 NW 1/4 of said Section 14, from which the Southeast corner of the NW 1/4 NW 1/4 of said Section 14, bears S00°10'16"W 391.19 feet.
- C. An easement for purposes of ingress and egress lying 30 feet Southerly measured at right angles, and adjacent to the following described line:
Beginning at a point on the West line of the NE 1/4 NW 1/4, of Section 14, from which the Southwest corner of the NE 1/4 NW 1/4 of said Section 14 bears S00°10'16"W 391.19 feet, thence from said point of beginning S89°54'02"E 1097.61 feet to a point.
- F. An easement 30 feet in width for purposes of ingress and egress lying 30 feet Westerly, measured at right angles, and adjacent to the following described line:
Beginning at a point, from which the Southwest corner of the NE 1/4 NW 1/4 of Section 14 bears the following two bearings and distances: N89°54'02"W 1097.61 feet, S00°10'16"W 391.19 feet, thence from said point of beginning, South 2372.18 feet to a point on the South line of the N 1/2 NE 1/4 SW 1/4 of said Section 14.

SUBJECT TO:
Easements and Rights of ways of record and those apparent upon the land and subject to exhibits C, and F.
This Assignment is only for 60 acres under that certain Contract of Sale dated January 26, 1978.

STATE OF OREGON, CALIFORNIA

County of Los Angeles

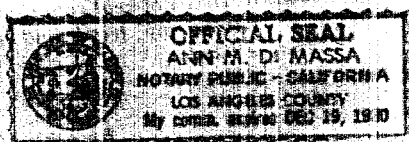
BE IT REMEMBERED, That on this

day of July 7, 1978,

before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Karla M. Marsh and Ruth H. Ike

known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Ann M. Di Massa
Notary Public for California
My Commission expires Dec 19, 1980

STATE OF OREGON, COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 14th day of

July A.D., 1978 at 3:57 o'clock P.M., and duly recorded in Vol. 178,

of Deeds on Page 15229.

FEE \$6.00

WM. D. MILNE, County Clerk

By Berntha H. Hetch Deputy