

ASSIGNMENT OF CONTRACT AND DEED

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#7610

TA-38-15-377

TOWN AND COUNTRY MORTGAGE AND INVESTMENT CO., INC.

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for value received hereby grant, bargain, sell and convey unto UTAH C. CROWSON and FRANCES M. CROWSON, husband and wife Grantor,

Grantee, the following described real property, with tenements, hereditaments and appurtenances, to-wit:
All that portion of Lots 19 and 20 of Subdivision Plat of Block 125 MILLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, described as follows: Beginning at a point on the Southerly line of Orchard Ave., which point is 18 feet East of the Northwest corner of said Lot 20, and running thence Southwesterly at an angle of 104° 30' with the Southerly line of Orchard Ave., 98.3 feet, more or less to the Southwesterly line of Lot 20; thence Southeasterly along the Southwesterly boundary of Lot 20, 9 feet, more or less to the Southeast corner of Lot 20; thence continuing on same course 9 feet along the Southerly line of Lot 19; thence Northeasterly to a point on the Southerly line of Orchard Ave. 6 feet West of the Northeasterly corner of Lot 20; thence Northwesterly along the Southerly line of Orchard Ave., 38 feet to the point of beginning.

SUBJECT TO Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
FURTHER SUBJECT TO Reservations and restrictions as shown in deeds from Klamath Corporation, a corporation to E. M. Chilcote and D. M. Smith, recorded April 12, 1933 in Book 99 at page 555, Deed Records of Klamath County, Oregon, and in deed to H. D. Brown and wife by deed recorded June 5, 1930 in Book 91 at page 316, Deed Records of Klamath County, Oregon, omitting restrictions herein, if any, based on race, color, religion or national origin.

FURTHER SUBJECT TO the interest of United States of America in a ditch known as "B" Lateral, as set forth in instrument recorded June 25, 1909 in Book 27 at page 235, Deed Records.

and do hereby assign, transfer and set over to the Grantee that certain real estate contract dated the 15th day of June, 1978, between

EDD B. SHEPHERD and SHIRLEY MAE SHEPHERD, husband and wife
as Seller, and ROLLAND A. FREDERICK and BEVERLY D. FREDERICK, husband and wife
as Purchaser, for the sale and purchase of the above described real estate. Grantor agrees that Grantee is not assuming any of Grantors obligations on said contract and grantor hereby covenant that there is now unpaid on the principal of said contract the sum of \$10,500.00, plus interest from June 15, 1978

The true consideration for this conveyance is \$9,311.78
By order of the Board of Directors, with the seal of said Corporation, this 20th day of July, 1978

TOWN AND COUNTRY MORTGAGE AND INVESTMENT CO., INC.

By Richard H. Marlatt
Richard H. Marlatt, President

STATE OF OREGON)

County of Marion) ss.

July 20, 1978

Personally appeared Richard K. Marlatt
President

of Town & Country Mfg. & Inv. Co., Inc. and acknowledged that he is the
and sealed as the free act of said Corporation by authority of its Board of Directors.

Before me: [Signature]
Notary Public for Oregon

My Commission Expires

Per: James M. Staylor
11-9-78

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 20th day of July, A.D., 1978 at 10:40 o'clock A.M., and duly recorded in Vol. K78 of Deeds on Page 15719.

FEE \$3.00

WM. D. MILNE, County Clerk

By Bernice Schick Deputy