

1-1-74

60559

38-17317-D

ASSIGNMENT OF CONTRACT

Vol. 1779 Page 345  
Escrow No. 4141

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

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 \$ with interest paid thereon to 19 ; 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 \$ title only.   
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: December 27, 1978

See the reverse side of this document for legal description.   
 (If executed by a corporation, affix corporate seal.)

Lawrence Lee Marsh  
Karla M. Marsh  
Ruth H. Ike

STATE OF OREGON,   
 County of Klamath   
 December 27, 1978   
 Personally appeared the above named Lawrence Lee Marsh and Karla M. Marsh, husband and wife, and Ruth H. Ike

and acknowledged the foregoing instrument to be their

(OFFICIAL SEAL)

Before me:

Notary Public DONNA K. RICK  
NOTARY PUBLIC-OREGON  
My Commission Expires 1/21/79

STATE OF OREGON, County of   
 , 19   
 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   
 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.   
 Before me:

Notary Public for Oregon   
 My commission expires:

(OFFICIAL SEAL)

\*Strike whichever word not applicable. NOTE-The sentence between the symbols (1), if not applicable, should be deleted. See ORS 93.030. If the contract is not already of record, it should be recorded, preferably in the Deed Record's.

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to: TA donna

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address: Same as know listed

NAME, ADDRESS, ZIP

STATE OF OREGON,   
 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

346\*  
A parcel of land situated in N $\frac{1}{2}$  Section 14, T34S, R7E, WM, being more particularly described as follows:

Beginning at a 5/8" iron pin from which the Southwest corner of the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of said Section 14 bears the following two bearings and distances: N89°54'02" W 1097.61 feet, S00°10'16"W 361.19 feet; thence from said point of beginning S89°54'02"E 202.85 feet to a point, thence S89°54'30"E 1980.06 feet to a point on the East line of the W $\frac{1}{2}$ NE $\frac{1}{4}$  of said Section 14; thence S01°53'14"E along the East line of the W $\frac{1}{2}$ NE $\frac{1}{4}$  and the East line of the said W $\frac{1}{2}$ SE $\frac{1}{4}$  of said Section 14, 1586.50 feet to a point, thence N89°16'54"W 1129.61 feet to a point, thence North 788.80 feet to a point, thence S89°43'16"W 1105.65 feet to a point, thence North 791.58 feet to the point of beginning, containing 60.00 acres, more or less.

Together with: A, B, C, F, G, H, I

Subject to: D and E and three easements for purposes of ingress and egress more particularly described as follows:

1. An easement 30 feet easterly, measured at right angles and adjacent to the following described line:

Beginning at a point from which the Southwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$  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 791.58 feet to a point.

2. An easement 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 $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 14 bears the following three bearings and distances; N89°54'30"W 902.78 feet, N89°54'02"W 1300.46 feet, S00°10'16"W 391.19 feet; thence from said point of beginning South 1573.20 feet to a point.

3. An easement 30 feet Easterly, measured at right angles and adjacent to the following described line:

Beginning at a point from which the Southwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 14 bears the following three bearings and distances; N89°54'30"W 902.78 feet, N89°54'02"W 1300.46 feet, S00°10'16"W 391.19 feet; thence from said point of beginning South 1573.20 feet to a point.

And easements and right of ways of record and those apparent upon the land.

#### EXHIBITS

Exhibit 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 $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 14 and the centerline of an existing road, from which the Southeast corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 14 bears S89°59'40"E 626.00 feet; thence from said point of beginning Northeasterly along the centerline of an existing road, the following 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 $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 14, from which the Southeast corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 14 bears S00°10'16"W 391.19 feet.

Exhibit B An easement for purposes of ingress and egress lying 30 feet Northerly measured at right angles and adjacent to the following described line:

Beginning at a point on the West line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$  from which the Southwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 14 bears S00°10'16"W 391.19 feet; thence from said point of beginning S89°54'02"E 1300.46 feet; thence S89°54'30"E 1980.06 feet to a point on the east line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$  of said Section 14.

Exhibit 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 $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 14, from which the Southwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$  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.

(See attached Exhibit "A" and by this reference incorporated herein as if fully set forth herein.)

Exhibit 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 $\frac{1}{4}$ NW $\frac{1}{4}$  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 NE $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 14.

Exhibit G An easement 30 feet in width for purposes of ingress and egress lying 30 feet Easterly, measured at right angles, and adjacent to the following described line;

Beginning at a point from which the Southwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$  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 NE $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 14.

Exhibit H 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 $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 14 bears the following three bearings and distances; N89°54'30"W 902.78 feet, N89°54'02"W 1300.46 feet, S00°10'16"W 391.19 feet; thence from said point of beginning, South 2362.64 feet to a point on the South line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 14.

Exhibit I An easement 30 feet in width for purposes of ingress and egress lying 30 feet Easterly, measured at right angles, and adjacent to the following described line:

Beginning at a point from which the Southwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 14 bears the following three bearings and distances; N89°54'30"W 902.78 feet, N89°54'02"W 1300.46 feet, S00°10'16"W 391.19 feet; thence from said point of beginning, South 2362.64 feet to a point on the South line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 14.

STATE OF OREGON; COUNTY OF KLAMATH; ss. \_\_\_\_\_

Filed for record at \_\_\_\_\_

this 4th day of January A. D. 1979 at 11:09 o'clock AM., and duly recorded in Vol. M-79, of Deeds on Page 345

Fee \$9.00

Wm D. MILNE, County Clerk

By Jacqueline J. Mettlee

EXHIBIT "A"