

60686

MT 7110
ASSIGNMENT OF CONTRACT

Vol. ^m 79 Page 515

Seller. SUN FOREST ESTATES

Buyer. CLAUDIE W. COX and HENRIETTA M. COX

Assignee. ROBERT N. COPE

Tax Statements. Until a change is requested, all tax statements shall be sent to the following address: 19163 Oxnard St.

Tarzana, Calif. 91356

Assignment. For valuable consideration paid by Assignee, Buyer assigns to Assignee all of Buyer's right, title and interest in that certain contract of sale between Seller and Buyer dated January 12, 1973, and in the real property described therein to-wit:

Lots 99 and 100, Block 1, TRACT 1060, SUN FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

- (1) 1978-79 real property taxes, a lien not yet payable;
- (2) Restrictions as contained in plat dedication, to wit: "Subject to: A 25 foot building setback line along the front of all lots and a 20 foot building setback line along side street lines, a 16 foot public utility easement center on the back lot lines to provide ingress and egress for construction and maintenance of said utilities, any planting or structures placed thereon by the lot owners to be at his own risk; the Bonneville Power Administration Transmission line, as shown on the annexed map is subject to all restrictions and rights as recorded in Deed Volume 250, Page 282, Deed Records of Klamath County, Oregon; additional restrictions provided in any recorded protective covenants";

(3) Articles of Association, imposed by instrument, including the terms and provisions thereof, recorded September 19, 1972, in Volume M 72, Page 10581, Microfilm Records of Klamath County, Oregon;

(4) Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded September 19, 1972, in Volume M 72, Page 10585, Microfilm Records of Klamath County, Oregon;

(5) Easement and Release, including the terms and provisions thereof, granted to the United States of America, for electric power transmission line, recorded June 30, 1972, in Volume M 72, Page 7124, Microfilm Records of Klamath County, Oregon.

Warranties: Buyer warrants that:

The unpaid principal balance on said contract of sale is \$ 2,384.38;

The interest on the unpaid principal balance on said contract of sale is paid to 9-7, 1978;

Said contract of sale is valid and current in every respect and that Buyer has performed all terms and conditions required of Buyer, without default;

The property which is subject to said contract of sale is free and clear of all encumbrances except said contract of sale.

Dated this 30 day of Nov, 1978.

Buyer.

Claudia W. Cox
CLAUDIE W. COX

Henrietta M. Cox
HENRIETTA M. COX

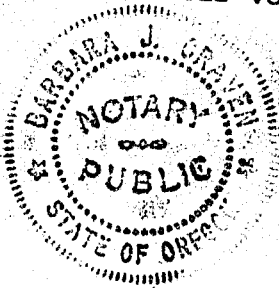
STATE OF OREGON)

County of Deschutes)

ss.

November 20, 1978.

Personally appeared the above-named CLAUDIE W. COX and HENRIETTA M. COX and acknowledged the foregoing instrument to be their voluntary act. Before me:



Barbara J. Graham
Notary Public for Oregon

My Commission expires: 12/2/80

ACCEPTANCE OF ASSIGNMENT

Assignee, in consideration of the Assignment set forth above, does hereby accept the assignment of said contract and agrees to be as fully and completely bound by said contract as was Buyer.

Dated this 29 day of December, 1978.

Assignee.

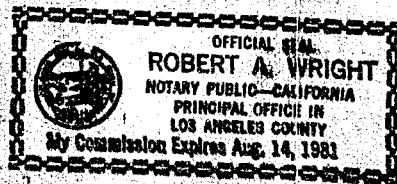
Robert N. Cope
ROBERT N. COPE

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES,

} ss

ON DECEMBER 29,

1978, before me, the undersigned, a Notary Public in and for said County and State, personally appeared ROBERT N. COPE



GENERAL ACKNOWLEDGMENT
Form No. 14

known to me to be the person whose name _____ subscribed to the within instrument, and acknowledged to me that he executed the same.

Notary's Signature

Robert A. Wright
CONSENT TO ASSIGNMENT

Seller hereby consents to the above assignment of contracts and agrees to render to Assignee the performance due Buyer by the terms of said contracts.

Dated this 15 day of NOVEMBER, 1978.

558

Seller. SUN FOREST ESTATES, Assigned to Real Estate Loan Fund Oreg. Ltd. on Aug. 22,

REAL ESTATE LOAN FUND OREG. LTD.
MORTGAGE BANK CORPORATION General Partner
By: [Signature] Vice President
By: Chen Miller Ass't. Secretary

Return to:
Pine Forest Escrow, Inc.
P.O. Box 685
La Pine, OR 97739

STATE OF OREGON; COUNTY OF KLAMATH; ss.
led for record at request of Mountain Title Co.
is 8th day of January A. D. 1979 at 2:31 clock P.M., and
uly recorded in Vol. 479, of Deeds on Page 555

W. D. MILNE County Clerk
By: Bernice A. Hetsche
Fee \$12.00