

AFTER RECORDING RETURN TO:  
PARKS & RATLIFF  
Attorneys at Law  
228 North 7th  
Klamath Falls, Oregon 97601

mtc 8/93

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ASSUMPTION OF CONTRACT

THIS AGREEMENT, Made and Entered into on this 8th day of September, 1979, by and between GEORGE DONALD BROWN and RONDA LYNN BROWN, husband and wife, hereinafter referred to as SELLERS, and ARCHIE WILSON and ELAINE E. WILSON, husband and wife, hereinafter referred to as BUYERS;

WITNESSETH:

SELLERS hereby agree to sell to BUYERS, and the latter hereby agree to purchase from the former, the following parcel of real property, situated in Klamath County, State of Oregon, more particularly described as follows:

Lot 12, VILLA SAINT CLAIR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The above conveyed real property is presently subject of a Contract of Sale of Real Estate, dated December 8, 1976, wherein DONALD G. PAGE and YVONNE PAGE, husband and wife, are Sellers, and LANCE O. McCORD and KAREN SUE McCORD, husband and wife, are Buyers, which Buyers' interest in said contract was assumed by GEORGE DONALD BROWN and RONDA LYNN BROWN, husband and wife, in Assumption of Contract dated August 24, 1977.

BUYERS hereby agree to assume said contract from SELLERS as partial consideration for this transfer and to hold SELLERS harmless therefrom. The present balance on the said contract, which balance BUYERS assume, is the sum of \$15,618.13, payable in monthly installments of \$117.41 due and payable on the 5th day of each month.

As further consideration, upon execution hereof BUYERS shall pay to the SELLERS the sum of \$11,682.00 as and for full payment of SELLERS' equity in the above property, receipt of which sum is hereby acknowledged.

SELLERS hereby agree to promptly pay in full the existing promissory note wherein LANCE O. McCORD and KAREN SUE McCORD

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are the holders, and GEORGE DONALD BROWN and RONDA LYNN BROWN are the payors, which note was given as partial consideration for the above described Assumption of Contract.

It is understood and agreed between all parties to this transaction that the firm of Parks & Ratliff, Attorneys at Law, 228 North 7th, Klamath Falls, Oregon, are the attorneys for the SELLERS herein, and are acting in that capacity, even though BUYERS have agreed to pay part of all fees as part of their costs of this transaction.

The covenants, conditions and terms of this assumption shall extend to and be binding upon and inure to the benefit of the heirs, administrators, executors, and assigns of the parties hereto, provided, however, that nothing contained in this paragraph shall alter the restrictions hereinabove contained.

IN WITNESS WHEREOF, said parties hereunto set their hands the day and year first hereinabove written.

SELLERS:

George Donald Brown  
GEORGE DONALD BROWN

Ronda L Brown  
RONDA LYNN BROWN

BUYERS:

Archie Wilson  
ARCHIE WILSON

Elaine E. Wilson  
ELAINE E. WILSON

STATE OF OREGON )  
 ) ss.  
County of Klamath)

On this 8th day of September, 1979, personally appeared the above-named GEORGE DONALD BROWN and RONDA LYNN BROWN, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Robert F. Tolson  
NOTARY PUBLIC FOR OREGON  
My commission expires: 5/6/83

STATE OF OREGON )  
 ) ss.  
County of Klamath)

On this 8th day of September, 1979, personally appeared the above-named ARCHIE WILSON and ELAINE E. WILSON, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Robert F. Tolson  
NOTARY PUBLIC FOR OREGON  
My commission expires: 5/6/83

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 September A.D., 19 79 at 8:49 o'clock A M., and duly recorded in Vol. M79, of Deeds on Page 22368.

FEE \$7.00

WM. D. MILNE, County Clerk

By Bernice A. Ketsch Deputy