

74333

Vol. 179 Page 22519

ASSIGNMENT OF CONTRACT

Escrow No.

83-1-01255-4

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 Welco Industries, Inc.

its ~~his~~ 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 December 18, 1978, between Robert R. Richey and Elizabeth Richey, husband and wife, as seller and William L. Dillman and Wilhelmine A. Dillman, husband and wife,

as buyer, which contract is recorded in the Deed* Miscellaneous* Records of Klamath County, Oregon, in book M-78 at page 28288 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 \$2,596.79 with interest paid thereon to March 1, 1979; 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 \$2,596.79. 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: September 24, 1979

For legal description see reverse side of this Assignment of Contract.

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

STATE OF OREGON,

County of Klamath

August 1979

Personally appeared the above named William L. Dillman and Wilhelmine A. Dillman, husband and wife

and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires: 1982

STATE OF OREGON, County of

19

Personally appeared

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.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

*Strike whichever word not applicable. NOTE—The sentence between the symbols (), 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 Records.

Mr. and Mrs. William L. Dillman
P.O. Box 283
Chiloquin, OR 97624

CHANTON'S NAME AND ADDRESS

Welco Industries, Inc. - Richard A. Wells
Pres., Box 249
Bellflower, CA 90706

CHARTER'S NAME AFTER ASSIGNMENT

After recording return to:

MTC - Kristi

NAME ADDRESS ZIP

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

Welco Industries, Inc., Richard A. Wells,
Pres., Box 249
Bellflower, CA 90706

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

SPACE RESERVED FOR RECORDER'S USE

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 lying in Government Lot 7 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows: Beginning at a point 285.72 feet North and 1300.86 feet East of the Southwest corner, Section 34, Township 34, South, Range 7 East of the Willamette Meridian, which point is located on East boundary of Lot 7, said Section 34; thence South 147.90 feet to a stake at edge of Williamson River; thence South 85° West for 200 feet; thence South 43° West 91.20 feet; thence North 231.80 feet; thence East 261.40 feet to the point of beginning. EXCEPTING THEREFROM the 100 foot by 50 foot parcel conveyed to Lloyd Lotches by Land Status Report recorded in Book 306 at page 467, Deed Records of Klamath County, Oregon.

Subject, however, to the following:

1. Taxes for the fiscal year 1979-1980, a lien, not yet due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. Subject to rights of any existing utilities and to reservation of any roads or utilities built by United States of America, including the terms and provisions thereof, all as set forth in Deed from Bureau of Indian Affairs recorded June 12, 1958 in Book 300 at page 98, Deed Records.
4. Title to the above described property is conveyed subject to any existing easements for public roads and highways, for public utilities and for railroads and pipe lines and for any other easements or rights-of-way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States. (Dept. Instr., January 13, 1916, 44 L.D. 513).
5. An Easement created by Instrument, including the terms and provisions thereof, Recorded: April 10, 1941; Volume: 136, page 507, Records of Klamath County, Oregon In favor of: California Oregon Power Company For: Power Line Easement
6. Rights of the public and of governmental bodies in and to any portion of the herein described premises lying below the high water mark of the Williamson River.
7. Real Estate Contract, including the terms and provisions thereof, dated December 18, 1978, a Memorandum of which was, Recorded: December 19, 1978 Volume: M78, page 28288, Microfilm Records of Klamath County, Oregon Vendor: Robert R. Richey and Elizabeth Richey, husband and wife Vendee: William L. Dillman and Wilhelmine A. Dillman, husband and wife, which Buyers herein assume and agree to pay according to the terms of said Real Estate Contract to Robert R. Richey and Elizabeth Richey, husband and wife, the present balance of which is \$2,596.79 with interest paid to March 1, 1979.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Titleco.

this 21st day of September A. D. 19 79 at 1:05 clock P. M., and

duly recorded in Vol. M79, of Deeds on Page 22519

Wm D. MILNE, County Clerk

Fee \$7.00

By Bernetha A. Dotch