

KNOW ALL MEN BY THESE PRESENTS, that R. WILLIAM ALMETER and HELEN Z. ALMETER

hereinafter called "Assignors," for valuable consideration, do hereby assign, transfer and set over to WESTERN BANK, an Oregon banking corporation, hereinafter called "Bank," its successors and assigns, all right, title and interest in and to that certain agreement made and entered into on the 30th day of September, 19 71 between WM. E. GANTER and BERTHA M. GANTER as sellers and R. WILLIAM ALMETER and HELEN Z. ALMETER as buyers

in the principal sum of \$ 56,035.29 for the sale of and the purchase of certain real property situated in Klamath county, Oregon, particularly described as follows:

The Easterly 52 feet of Lot 11, Block 49 of NICHOLS ADDITION to the City of Klamath Falls, Oregon, saving and excepting the Southerly 7 feet of the above-described property conveyed to the City for alley purposes. (Also commonly known as the Grizzle Building)

Assignors do hereby transfer unto Bank, its successors and assigns, all of their right and interest in and to the property hereinabove described subject to said agreement.

Assignors do hereby covenant and agree that they are the owners of the property hereinabove described and that the same is free and clear of all encumbrances, save and except said agreement for sale, and they do hereby further covenant and agree that there is now due and owing on said contract the sum of \$ 23,276.64 with interest at the rate of 7.00 per cent per annum from September 30, 1971.

This assignment is intended as a mortgage, however, to secure unto Bank (i) the payment of a promissory note dated February 25, 1980 executed and delivered by Assignors to Bank; in the sum of \$ 56,271.62 payable as to principal and interest as therein provided; (ii) further advances to be evidenced by like note or notes, to be made by Bank to Assignors at Bank's option; (iii) all other liabilities, whether primary or secondary, direct or indirect, absolute or contingent, sole, joint or several, due or to become due, now existing or hereafter arising, of each of the Assignors hereunder, including each of the undersigned Assignors and any other party or parties to Bank. Provided that upon full payment of all obligations and liabilities of Assignors to Bank secured hereby, this assignment shall become null and void, otherwise to remain in full force and effect.

As used herein the term "Assignors" includes the singular; and the plural includes the singular as the context requires.

Dated this 25th day of February, 19 80.

R. William Almeter

Helen Z. Almeter

State of OREGON)
County of KLAMATH) ss.

On this 25th day of February, 19 80, personally came before me, a notary public in and for said county and state, the within named R. William Almeter and Helen Z. Almeter to me personally known to the identical persons described in and who executed the foregoing assignment, and they acknowledged to me that they executed the same freely from the uses and purposes therein named. Witness my hand and seal, the day and year in this certificate above written.



Western Bank
P.O. Box 669
Klamath Falls

Jean Burchard
Notary Public for Oregon
My Commission Expires: 2-26-83

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 26th day of February A.D., 19 80 at 2:27 o'clock P M., and duly recorded in Vol. M80 of Deeds on Page 3721.

FEE \$3.50

WM. D. MILNE, County Clerk
By Bertha H. Hetch Deputy

*80 FEB 26 PM 2 27

3 30