

1-1-74

85312

ASSIGNMENT OF CONTRACT

Vol. M 70

10503



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 John T.

Bradley and CHRISTINE C. BRADLEY, husband and wife

that ~~xxx~~ 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

May 24, 1979, between Edgar L. Viets

as seller and James J. Real

as buyer, which contract is recorded in the Deed* Miscellaneous* Records of Klamath County, Oregon, in book M-79 at page 12005 thereof, or as file number _____, reel 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 \$ 25,236.25 with interest paid thereon to May 24, 1980, 1980; 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 \$ 32,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is ~~part of the~~ consideration (indicate which).^①

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: June 9, 1980

James J. Real
James J. Real

(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) ss.
June 9, 1980.

Personally appeared the above named James J. Real

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6/19/83

STATE OF OREGON, County of _____) ss.
_____, 19____.

Personally appeared _____ and

each for himself and not one for the other, did say that the former is the _____ who, being duly sworn, 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 Records.

Mr. James J. Real
1711 Oak St.
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. John T. Bradley
Star Rt. 1 Box 36
Chiloquin, OR 97624
GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME ADDRESS ZIP

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

SAME AS GRANTEE

NAME ADDRESS ZIP

STATE OF OREGON,) ss.

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 reel volume No. _____ on page _____ or as document fee file/instrument/microfilm No. _____. Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ Deputy

Lots 12, 13 and 14, Block 11, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.
Subject, however, to the following:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$20,000.00,

Dated : August 30, 1978

Recorded : August 30, 1978 Book: M-78 Page: 19319

Trustor : Frank D. Rollins and Diane Rollins, husband and wife.

Trustee : William L. Sisemore

Beneficiary : Seattle-First National Bank, trustee for The Mason Clinic Partners Retirement Trust Account, which Buyers

herein do not assume and agree to pay, and Seller further covenants to and with Buyers that the said prior Trust Deed shall be paid in full prior to, or at the time this contract is fully paid and that said above described real property will be released from the lien of said Trust Deed upon payment in full of this Contract.

3. Contract, including the terms and provisions thereof,

Dated : May 24, 1979

Recorded : May 25, 1979

Vendor : Edgar L. Viets

Vendee : James J. Real, which Buyers herein assume and agree to pay to Edgar L. Viets and agree to hold Seller harmless therefrom.

The present unpaid balance is \$ 25,236.25 with interest paid to:

May 24, 1980.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Company

this 9th day of June A. D. 19 80 at 12:02 P. M., an

uly recorded in Vol. N80, of Deeds on Page 10503

Wm D. MILNE, County Clerk

By George J. Milne
Fee: \$ 7.00