

96093

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ASSIGNMENT OF CONTRACT

THIS AGREEMENT is made this 18 day of February, 1981, between SOUTHERN OREGON MGT. CORP., hereafter "Assignor", and ROBERT J. CAMPBELL, JOAN C. CAMPBELL, RONALD W. BOEHLKE and KATHERINE H. BOEHLKE, hereafter "Assignees".

RECITALS

A. Assignees have heretofore conveyed to Assignor under agreement dated February 9, 1981, title to its ranch properties at Macdoel, California ("the Exchange Agreement") and desire to acquire the property known as Baker's Nursery in exchange.

B. Assignor, on February 17, 1981, entered into a contract for the purchase of real and personal property, in which Leona A. Baker was Seller and Southern Oregon Mgt. Corp. was Purchaser, ("the Contract") and desires to assign said contract to Assignees in partial exchange for the Macdoel Ranch.

C. Said contract is, by its terms, assignable, and the performance of the duties thereunder are delegable. The Assignees desire to acquire the rights and are willing to perform the obligations of the Assignor thereunder.

AGREEMENT

The parties agree:

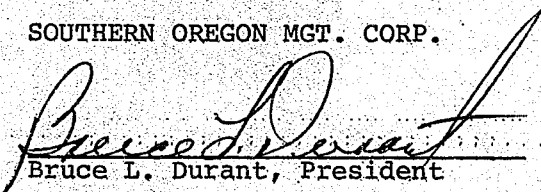
1. Assignment: In consideration of the transfer to Assignor by Assignees of the Macdoel ranch properties and in

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partial performance of the Exchange Agreement, Assignor assigns to Assignees all of its right, title and interest in the Contract.

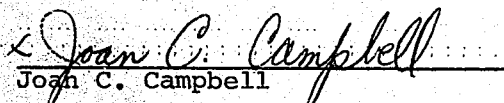
2. Performance of Duties: The Assignees assume and agree to pay Seller the amounts due under the Contract; and promise to perform all the duties and obligations of the Purchaser under the Contract and to hold Assignor harmless from any claim or demand made thereunder.

SOUTHERN OREGON MGT. CORP.

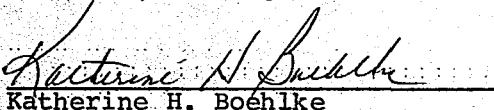
  
Bruce L. Durant, President

ASSIGNOR

  
Robert J. Campbell

  
Joan C. Campbell

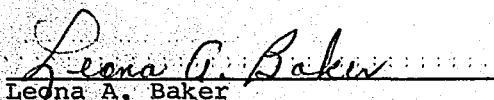
  
Ronald W. Boehlke

  
Katherine H. Boehlke

ASSIGNEES

CONSENT OF SELLER

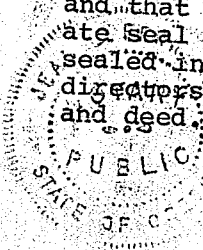
I, LEONA A. BAKER, am the Seller of the property which is the basis of the above assignment and of which SOUTHERN OREGON MGT. CORP. is Purchaser. I consent to the foregoing assignment of the contract dated February 17, 1981 and agree to the assumption of all obligations thereunder by ROBERT J. CAMPBELL, JOAN C. CAMPBELL, RONALD W. BOEHLKE and KATHERINE H. BOEHLKE and release Southern Oregon Mgt. Corp. therefrom.

  
Leona A. Baker

STATE OF OREGON       )  
                              ) ss.  
County of Klamath     )

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On this 18 day of February, 1981, personally appeared  
BRUCE L. DURANT who, being first duly sworn, did say that he is  
the President of SOUTHERN OREGON MGT. CORP., an Oregon corporation,  
and that the seal affixed to the foregoing instrument is the corpor-  
ate 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 acknowledged said instrument to be his voluntary act  
and deed.



Before me:

Sean L. Farnlund  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 10/14/83

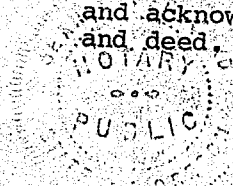
STATE OF OREGON       )  
                              ) ss.  
County of Klamath     )

On this 18th day of February, 1981, personally appeared  
before me the above named ROBERT J. CAMPBELL AND JOAN C. CAMPBELL  
and acknowledged the foregoing instrument to be their voluntary act  
and deed.

Linda Stull  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 7/13/81

STATE OF OREGON       )  
                              ) ss.  
County of Klamath     )

On this 18 day of February, 1981, personally appeared  
before me the above named RONALD W. BOEHLKE and KATHERINE H. BOEHLKE  
and acknowledged the foregoing instrument to be their voluntary act  
and deed.



Sean L. Farnlund  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 10/14/83

STATE OF OREGON       )  
                              ) ss.  
County of Klamath     )

On this 18th day of February, 1981, personally appeared

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before me the above named LEONA A. BAKER and acknowledged the foregoing instrument to be her voluntary act and deed.

*Linda Stetter*  
 NOTARY PUBLIC FOR OREGON  
 My Commission Expires: 7/13/81

RETURN:

MTC

TAX STATEMENT TO:

Bakers Nursery  
 6200 South Sixth  
 Klamath Falls, Oregon 97601

*Kathy;*  
*Please call me as soon as this is microfilmed.*  
*Thank you*  
*8833401*

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 19th day of February A. D. 19 81 at 9:45 o'clock A. M., and

duly recorded in Vol. N81, of Deeds on Page 2832

By Evelyn Glenn County Clerk  
*Bessie A. Stetch*

Fee \$14.00