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ASSIGNMENT AND CONVEYANCE INSTRUMENT

KNOW ALL MEN BY THESE PRESENTS that GEORGE LUOMA, as Personal Representative of the Will and estate of VIOLA C. BLESSING, pending in probate in the Circuit Court of the State of Oregon in and for Douglas County as Case No. W 80-159, hereinafter called Assignor-Grantor, does, pursuant to the provisions of the Order Approving Final Account filed in said case dated the 31st day of March, 1981, assign, convey, transfer and set over unto SHIRLEY H. KAPPELMAN, hereinafter called Assignee-Grantee, all of the right, title and interest of said VIOLA C. BLESSING and her estate in and to the following instruments, the subject matter of each and the property covered by each, to-wit:

March 4, 1968 sales contract and escrow instructions on deposit at the downtown Roseburg, Oregon branch of the U. S. National Bank of Oregon in Escrow File 2797 in which VIOLA C. BLESSING, as guardian of the estate of Pierre John Matthew Blessing, as seller, and Raymond R. Boucher and Louise I. Boucher, husband and wife, are buyers.

On October 22, 1971 Raymond R. Boucher and Louise I. Boucher assigned their rights and interests as buyers under the above contract to George A. Ross.

Said file also contains a January 15, 1969 assignment from VIOLA C. BLESSING to JOHN BLESSING as the executor of the estate of Pierre John Matthew Blessing.

Said file also contains a January 23, 1970 supplemental escrow instructions under which JOHN I. BLESSING furnished said Escrow File 2797 with various instruments, including, also, directions for the escrow agent to disburse all money received under the above contract and escrow instructions one-half to JOHN I. BLESSING and one-half to NANCY CLARK.

Said JOHN I. BLESSING died on July 9, 1979 and he was survived by VIOLA C. BLESSING, who inherited all of the interest of said JOHN I. BLESSING in and to said contract, the subject matter thereof and the property covered thereby and by virtue thereof VIOLA C. BLESSING became entitled to one-half of the balance payable under said contract and escrow instructions.

Said contract and escrow instructions cover the following described property located in Marion County, Oregon, to-wit:

"Lot numbered Twenty-three (23) in Hollywood, in Marion County, in the State of Oregon, as said lot is shown and designated on the plat of said Hollywood on file and of record in the office of the Recorder of Conveyances for Marion County, Oregon."

Also, the Assignor-Grantor does hereby assign, convey, transfer and set over unto said Assignee-Grantee all of the right, title and interest of said VIOLA C. BLESSING and her estate in and to the following instruments, the subject matter of each and the property covered by each, to-wit:

January 14, 1981 sales contract and escrow instructions, hereinafter called Contract Two and Instructions Two, contained in escrow file 5559 at the downtown Roseburg, Oregon branch of the U. S. National Bank of Oregon, cover-

ing the following described real property situated in Douglas County, Oregon, to-wit:

"Lots One (1), Two (2), Three (3) and Four (4), Block Forty (40), Kinney's Improved Plat to the City of Roseburg, Douglas County, Oregon."

Said Contract Two and Instructions Two were executed by GEORGE LUOMA, as Personal Representative of the Will and estate of VIOLA C. BLESSING, as seller, and RONNY MOORE and JANET M. MOORE, husband and wife, as buyer.

Also, in and to the following:

Collateral Security Agreement dated January 14, 1981 by and between said seller and buyer parties under which collateral security has been given by said buyer parties to pay the sum of \$4,000.00, in addition to monthly installments otherwise called for by said Contract Two and Instructions Two against the balance owing thereunder out of the first money received from sale of the following described property of said buyer parties situated in Klamath County, Oregon, to-wit:

a. Real Property:

Lot 2, Block 5 of WOODLAND PARK, together with an undivided 1/88th interest in two parcels situated in Government Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian and being more particularly described as follows:

PARCEL 1

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian and running; thence along the North line of said Section North 89° 42' 15" East 400 feet; thence South 62.42 feet; thence South 46° 57' 20" West 408.82 feet to the Northeasterly bank of the Williamson River; thence following said river bank North 37° 53' 20" West 136.90 feet; thence North 16° 33' West 60.98 feet to the West line of Section 15; thence Northerly on said Section line 172.92 feet to the point of beginning.

PARCEL 2

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian and running thence North 89° 42' 15" East 400.0 feet along the North line of said Section 15; thence South 62.42 feet; thence South 50° 43' 50" East 453.16 feet; thence South 76° 17' 30" East 886.79 feet to the true point of beginning of this description; thence South 35° 56' 30" West 446.55 feet to a point on the Northeasterly bank of Williamson River; thence South 45° 32' 20" East 84.00 feet; thence North 44° 52' 10" East 411.58 feet; thence North 34° 25' 40" West 156.01 feet, more or less, to the true point of beginning of this description.

b. Personal Property:

One 1971 Fleetwood mobile home, Oregon Certificate of Title #7827868948, Serial #4JOLS11581.

Said Collateral Security Agreement has been recorded in the Klamath County, Oregon real property records, Recorder's # 95676.

Copies of this immediate instrument are being delivered to the downtown Roseburg, Oregon branch of the U. S. National Bank of Oregon for deposit one copy in each of the above-mentioned escrow files (containing In-

structions One and Instructions Two) and they are thereby advised of the foregoing and also advised to hereafter send all money otherwise disbursed to the VIOLA C. BLESSING ESTATE to the order of SHIRLEY H. KAPPELMAN, at such address or addresses as she may advise in writing from time to time, but unless and until otherwise advised by mailing to her at 3422 S. E. 58th, Portland, Oregon 97206.

IN WITNESS WHEREOF the Assignor-Grantor has executed this instrument as of the 31 day of March, 1981.

George Luoma
 GEORGE LUOMA, as Personal Representative
 of the Will and estate of VIOLA C.
 BLESSING

STATE OF OREGON)
) ss.
 County of Douglas)

Personally appeared the above-named GEORGE LUOMA, as Personal Representative of the Will and estate of VIOLA C. BLESSING, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Marilyn Norris
 Notary Public for Oregon
 My Commission expires: 12-8-82

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of _____
 this 15th day of April A.D. 19 81 at 1:23 o'clock P.M., and
 duly recorded in Vol. M81, of Deeds on Page 6767.

EVELYN BIEHN, County Clerk
 By Debra Jensen

Fee \$10.50

Return

Until a change is requested, all further tax statements shall be sent to:

SHIRLEY H. KAPPELMAN
 3422 S. E. 58th
 Portland, Oregon 97206