

M-1186-6 (cop)

KNOW ALL MEN BY THESE PRESENTS, that WILLIAM G. WARNE and KATHRYN A. WARNE, husband and wife, Assignors, for the consideration hereafter stated, do by these presents bargain, sell, transfer and assign unto JOSEPH P. ALBEE and FRANCES L. ALBEE, husband and wife, Assignees, all of Assignors' right, title and interest in and to that certain Contract dated March 15, 1977, recorded April 13, 1977, in Vol. M77 at page 6186 of Klamath County, Oregon, Deed Records, wherein MEDICINE MOUNTAIN RANCH, a limited partnership, agreed to sell and JON F. ROYLE and CAROL E. ROYLE, husband and wife, agreed to purchase real property and all improvements, situated in Klamath County, State of Oregon, described as follows:

IN TOWNSHIP 36 SOUTH, RANGE 12, EAST OF THE WILLAMETTE MERIDIAN:

Section 23: Government Lots 1, 8, 9, 16, 17, 18, 23, 24, 25, 26, 31 and 32, and all that portion of Lots 2, 7, 10 and 15 lying Easterly of a line 20 feet West of the West Bank of the Canal and Brown Mineral Creek.

Section 24: The W $\frac{1}{2}$

Section 26: The NE $\frac{1}{4}$ ; NE $\frac{1}{4}$ SE $\frac{1}{4}$

IN TOWNSHIP 36 SOUTH, RANGE 12, EAST OF THE WILLAMETTE MERIDIAN:

Section 13: Government Lots 27 and 30.

The true and actual consideration paid for this transfer is \$206,749.93, by Assignees hereby assuming and agreeing to pay and perform said Contract hereby assigned, according to its terms and to hold Assignors harmless therefrom.

Jon F. Royle and Carol E. Royle, husband and wife, assigned their purchasers' interest in said Contract to Assignors herein, by instrument dated June 24, 1981.

Assignors further in consideration of the foregoing convey unto the Assignees all of Assignors' right, title, estate and interest in said property subject to the terms of said Contract.

Assignors further covenant and agree to and with the Assignees that said Contract is a good, valid and existing contract; that there remains unpaid thereon no more than the sum of \$206,749.93 with interest thereon. It is understood and agreed that the interest rate is being increased to 8 $\frac{1}{2}$ % per annum, effective July 1, 1981. The said Contract is not in default and Assignors have good right to assign the same as aforesaid.

TO HAVE AND TO HOLD the same unto the Assignees.

Dated this 25th day of June, 1981.

Kathryn A. Warne  
Kathryn A. Warne

William G. Warne  
William G. Warne

1 STATE OF OREGON )  
2 ) SS  
3 County of Klamath )

4 On this 25<sup>th</sup> day of June, 1981, personally appeared the within-named  
5 William G. Warne and Kathryn A. Warne, husband and wife, who are known to me to  
6 be the persons described in the within instrument and acknowledged it to be  
7 their voluntary act and deed.

8 Before me:

*Barbara P. Addington*  
Notary Public for Oregon

9 (SEAL)  
10 My Commission Expires: 3-22-85

11 *Return To: TJA*  
12 *So. 6th St.*

13 STATE OF OREGON; COUNTY OF KLAMATH; ss.

14 Filed for record at request of Transamerica Title Co.

15 this 25th day of June A.D. 19 81 at 4:25 o'clock P.M., and  
16 duly recorded in Vol. M81, of Deeds on Page 11552

17 By *Evelyn Biehn* EVELYN BIEHN, County Clerk

18 Fee \$7.00

19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30 Assignment - Page 2.