

3367

ASSIGNMENT OF CONTRACT AND DEED

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RAYMOND D. BIXLER and DONNA R. BIXLER, husband and wife

Grantor,

for value received hereby grant, bargain, sell and convey unto Ivanhoe II Partnership

Grantee, the following described real property, with tenements, hereditaments and appurtenances, to-wit:

Beginning at the most Southerly corner of Lot 4, Block 50, NICHOLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence Northwesterly along the Northeasterly line of 10th Street, 71 feet; thence Northeasterly at right angles to 10th Street, 100 feet; thence Southerly parallel with 10th Street, 71 feet; thence Southwesterly along the Northwesterly line of Washington Street, 100 feet to the place of beginning.
SUBJECT TO: 1981-1982 Real Property Taxes, a lien, not yet due and payable; Sewer and water use charges, if any, due to the City of Klamath Falls; and an easement as contained in Deed from R. C. Groesbeck, et ux to B. S. Grigsby, recorded in Volume 139, page 253, Deed Records of Klamath County, Oregon; and all those apparent upon the land, if any, as of the date of this instrument.

MOUNTAIN TITLE COMPANY

and do hereby assign, transfer and set over to the Grantee that certain real estate contract dated the

14th day of August, 1980, and recorded September 2, 1980, in Volume M80, page 16558, Microfilm Records of Klamath County, Oregon, between HARRY YOCKEY, Trustee, the Yockey Family Trust dated May 19, 1978

as Seller, and RAYMOND D. BIXLER and DONNA R. BIXLER, husband and wife, as Purchaser, for the sale and purchase of the above described real estate. The Grantees hereby assume and agree to fulfill the conditions of said real estate contract and Grantors hereby covenant that there is now unpaid

the principal of said contract the sum of \$ 6,500.00, plus interest from July 25, 1981

the true consideration for this conveyance is \$ 14,000.00

Dated: August 18, 1981

RAYMOND D. BIXLER (Seal)

DONNA R. BIXLER (Seal)

STATE OF OREGON, County of Klamath ss. August 18, 1981

Personally appeared the above named RAYMOND D. BIXLER and DONNA R. BIXLER, husband and wife

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

Before me: Kristi L. Garrison 6/19/83
Notary Public for Oregon My Commission Expires

Grantee's Address:

ASSIGNMENT OF CONTRACT AND DEED

Mr. & Mrs. Raymond D. Bixler

1791 Austin, K. Falls, OR 97601 GRANTOR

Ivanhoe II Partnership GRANTEE

4330 Ridgeway, San Diego, CA 92116

GRANTEE'S ADDRESS, ZIP

After recording return to:

MTC

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

County of Klamath ss

I certify that the within instrument was received for record on the 18 day of August, 1981, at 12:30'clock A.M., and recorded in book M81 on page 14723 or as file/reel number 3367

Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By Hazel Biehn Recording Officer Deputy

Fee: 3.50