

ASSIGNMENT OF SELLERS' INTEREST

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KNOW ALL MEN BY THESE PRESENTS, that JACK C. PROCK and DIANE BRYAN, formerly DIANE PROCK, Assignors, in consideration of \$12,115.13 paid by ORE-CAL GENERAL WHOLESALE, INC., an Oregon corporation, Assignee, do by these presents re-assign and transfer to said Assignee all of Assignors' right, title and interest in and to that certain Contract, dated March 1, 1979, wherein L. A. SWETLAND, M. D., P. C. PENSION AND PROFIT SHARING TRUST; R. H. OTTEMAN, M. D., P. C., PENSION AND PROFIT SHARING TRUST: ORE-CAL GENERAL WHOLESALE, INC., an Oregon corporation; JACK C. PROCK and DIANE BRYAN, formerly DIANE PROCK, agreed to sell and THOMAS A. AYRES, agreed to buy the following described real property located in Klamath County, Oregon:

A tract of land situated in the S 1/2 NW 1/4, Section 18, Township 39 S., R. 10 E. W. M., more particularly described as follows: Beginning at the Northwest corner of said Section 18; thence S. 00° 01' 10" W. 1328.73 feet to the Northwest corner of said S 1/2 NW 1/4; thence S. 89° 59' 04" E., along the North line of said S 1/2 NW 1/4, 94.42 feet to the true point of beginning of this description; thence continuing on said North line, S. 89° 59' 04" E., 1446.75 feet; thence S. 03° 17' 26" E. 155.80 feet; thence along the arc of a curve to the right (central angle = 69° 18' 42" and radius = 400 feet) 483.89 feet; thence S. 66° 01' 16" W. 144.49 feet; thence along the arc of a curve to the right (central angle = 71° 03' 30" and radius = 205.06 feet) 254.32 feet; thence N. 42° 55' 14" W. 81.00 feet; thence along the arc of a curve to the left (central angle = 47° 03' 50" and radius = 220.00 feet) 180.71 feet; thence N. 89° 59' 04" W. 102.35 feet; thence S. 00° 02' 42" E. 25.21 feet; thence N. 64° 56' 14" W. 285.79 feet; thence N. 79° 13' 44" W. 136.41; thence along the arc of a curve to the right (central angle = 20° 13' 30" and radius = 380.00 feet) 134.14 feet; thence N. 59° 00' 14" W. 101.65 feet to a point on the easterly right of way line of State Highway No. 39; thence N. 00° 02' 42" W., along said easterly right of way line, 44.61 feet; thence S. 89° 59' 04" E. 70.00 feet; thence N. 00° 02' 42" W. 160.00 feet to the true point of beginning of this description, containing 14.45 acres more or less, EXCLUDING that parcel of land described in Deed Volume M-66, page 1501, as recorded in the office of the Klamath County Clerk. The bearings of the above-described tract of land are based on recorded Survey No. 2834, as recorded in the office of the Klamath County Surveyor. TOGETHER WITH a perpetual and non-exclusive easement for access to and egress from the above-described property along and upon the following-described strip of land: A 60-foot strip of land situated in the N 1/2, Section 18, Township 39 S., R. 10 E. W. M., being 30 feet on either side

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of, measured at right angles from, the following-described centerline: Beginning at a point on the easterly right of way line of State Highway 39, said point being South $00^{\circ}01'10''$ West 2162.47 feet and South $89^{\circ}51'42''$ East 25.31 feet from the Northwest corner of said Section 18; thence South $89^{\circ}51'42''$ East 599.83 feet; thence North $00^{\circ}02'42''$ West 439.32 feet. Sellers, for themselves, their personal representatives successors and assigns, reserve the following rights of way and easements across and upon the above-described real property, to-wit: 60 feet lying 30 feet on either side of the following described centerline: Beginning at a point on the easterly right of way line of State Highway 39, said point being S. $00^{\circ}01'10''$ W., 2162.47 feet and S. $89^{\circ}51'42''$ E. 25.31 feet to the Northwest corner of Section 18, Township 39 S., R. 10 E. W. M.; thence continuing S. $89^{\circ}51'42''$ E. 599.83 feet; thence N. $00^{\circ}02'42''$ W. 439.32 feet to the true point of beginning; thence S. $89^{\circ}59'04''$ E. 132.28 feet; thence on the arc of a curve to the right (radius = 250.00 feet, central angle = $47^{\circ}03'50''$) 205.35 feet; thence S. $42^{\circ}55'14''$ E. 81.00 feet; thence on the arc of a curve to the left (radius = 175.06 feet, central angle = $71^{\circ}03'30''$) 217.11 feet; thence N. $66^{\circ}01'16''$ E. 144.49 feet; thence on the arc of a curve to the left (radius = 370.00 feet, central angle = $69^{\circ}18'42''$) 447.60 feet; thence N. $03^{\circ}17'26''$ W. 157.53 feet to the North line of the SE $1/4$ NW $1/4$, said Section 18.

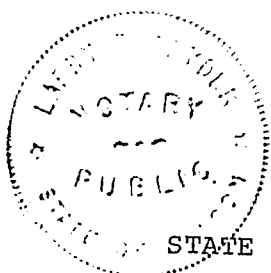
A strip of land situated in the SW $1/4$ NW $1/4$, Section 18, Township 39 S., Range 10 E. W. M., said strip of land being 50 feet in width, measured 25 feet each side of and at right angles to the following described centerline: Beginning at a 5/8 inch iron pin on the East right of way line of State Highway No. 39 (Klamath Falls-Merrill Highway), said point located South a distance of 1326.66 feet and East a distance of 29.61 feet from the bolt purportedly marking the Southwest corner of Section 7, Township 39 S., R. 10 E. W. M., as set and shown by record of Survey No. 1018 filed in the office of the Klamath County Surveyor, said beginning point also being North a distance of 3989.91 feet and East a distance of 9.80 feet from the iron pin marking the Southwest corner of Section 18, Township 39 S., R. 10 E. W. M.; thence N. $89^{\circ}47'40''$ E. along the westerly extension of an old existing fence line and along said fence line a distance of 1001.20 feet; thence South a distance of 293.25 feet to a one-half inch iron pin; thence N. $70^{\circ}49'32''$ E. a distance of 152.63 feet to the true point of beginning; thence N. $00^{\circ}12'20''$ West a distance of 98.62 feet; thence S. $89^{\circ}47'40''$ W. a distance of 479.81 feet; thence on the arc of a curve to the left (central angle is $90^{\circ}03'40''$) (radius is 94.91 feet) a distance of 149.19 feet; thence S. $00^{\circ}16'00''$ E. a distance of 194.56 feet.

And Assignors do hereby convey unto Assignee, all of Assignors' right, title and interest in and to said property, subject to the terms of said Contract. Assignors covenant that there remains unpaid on their share of said Contract, the sum of \$13,925.44, with interest thereon at the rate of $9\frac{1}{2}\%$ per annum and that they are the lawful owner of a portion of said Contract; that

there are no set offs or defenses to said Contract and that they have a good right to assign the same as aforesaid. * - 2824

TO HAVE AND TO HOLD the same unto said Assignee.

IN WITNESS WHEREOF, we have signed this instrument this 11th day of January, 1984.



STATE OF OREGON)
County of Klamath) ss.

Jack C. Prock
JACK C. PROCK

Diane Bryan
DIANE BRYAN, formerly
DIANE PROCK

Personally appeared the above-named JACK C. PROCK and acknowledged the foregoing instrument to be his voluntary act and deed.

BEFORE ME:



STATE OF OREGON)
County of Klamath) ss.

Larry C. Prock
NOTARY PUBLIC FOR OREGON
My Commission Expires: Sept 29, 1984

Personally appeared the above-named DIANE BRYAN, formerly DIANE PROCK, and acknowledged the foregoing instrument to be her voluntary act and deed.

BEFORE ME:

Larry C. Prock
NOTARY PUBLIC FOR OREGON
My Commission Expires: Sept 29, 1984

Unless a change is requested all future tax statements shall be sent to:

ORE. CAL. GEN.
WHOLESALE, INC.
P. O. BOX 664

Klamath Falls, Ore. 97601

AFTER RECORDING RETURN TO:

ORE. CAL. GEN.
WHOLESALE, INC.
P. O. BOX 664
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Klamath Falls, Ore. 97601

STATE OF OREGON: COUNTY OF KLAMATH:ss
I hereby certify that the within instrument was received and filed for record on the 23RD day of February A.D., 1984 at 11:16 o'clock A.M. and duly recorded in Vol 184, of Deed on page 2822.

Fee \$ 12.00

EVELYN BIEHN, COUNTY CLERK
by Ann Smith Deputy