

34549

ASSIGNMENT OF CONTRACT AND DEED

43C6

CHARLES A. FISHER

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Grantor,

for value received hereby grant, bargain, sell and convey unto

BRADFORD D. HOWARD and CAROLE M. HOWARD, husband and wife

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

SEE ATTACHED FOR LEGAL DESCRIPTION

MOUNTAIN TITLE COMPANY

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

19th day of December, 1980, and recorded December 22, 1980  
in Volume M80, page 24787, Microfilm Records of Klamath County, Oregon  
between DALE O. WOODS and KAREN A. WOODS, husband and wife

as Seller, and DENIS L. CRAIN and JUDY C. CRAIN, h & w, & BRADFORD D. HOWARD and CAROLE M. HOWARD, h & w  
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

on the principal of said contract the sum of \$ N/A, plus interest from N/A

The true consideration for this conveyance is \$ -0-

Dated: March, 1984

(Seal)

X Charles A. Fisher

(Seal)

(Seal)

(Seal)

STATE OF OREGON, County of Klamath ) ss. March 16th, 1984

Personally appeared the above named CHARLES A. FISHER

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

Before me:

Notary Public for Oregon

My Commission Expires

Grantee's Address: 336 Pine Grove Rd, K Falls, Or 97601

ASSIGNMENT OF CONTRACT AND DEED

Charles A. Fisher

403 Main St., Klamath Falls, OR 97601

Bradford D. & Carole M. Howard

GRANTEE'S ADDRESS, ZIP

After recording return to:

SAME AS GRANTEE

O/a M.T.C.

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

I certify that the within instrument was received for record on the day of 1985, at o'clock .M., and recorded in book on page or as file/reel number

Record of Deeds of said County.

Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

Recording Officer

By Deputy

## LEGAL DESCRIPTION

All that portion of the following parcel that is Southwesterly of Klamath Irrigation District Lateral A-3-F:

That portion of the NE 1/4 NE 1/4 of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the Northerly right of way line of Anderson Avenue, which lies South 0° 10' East along the Section line a distance of 1290.7 feet and North 88° 39' West along the Northerly right of way line of Anderson Avenue a distance of 680.4 feet from the iron axle which marks the Northeast corner of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, and running thence North 0° 10' West parallel to the Section line a distance of 306.8 feet to an iron pin; thence North 88° 39' West a distance of 647.2 feet, more or less, to the West line of the NE 1/4 NE 1/4 of said Section 15; thence South 0° 10' East a distance of 306.8 feet to an iron pin on the Northerly right of way line of Anderson Avenue; thence South 88° 39' East along the Northerly right of way line of Anderson Avenue, a distance of 647.2 feet, more or less to the point of beginning.

EXCEPTING THEREFROM the West 180 feet (as measured along and at right angles to the South line) of said parcel.

RESERVING UNTO Grantors, their heirs and assigns a perpetual non-exclusive easement for access purposes, said easement being in the NE 1/4 NE 1/4 of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, being more particularly described as follows:

Beginning on a point on the North line of Anderson Avenue, said point being 180 feet East of the intersection of the West line of the NE 1/4 NE 1/4 of said Section 15, and the North line of Anderson Avenue; thence continuing East along the North line of Anderson Avenue a distance of 20 feet; thence North parallel to the West line of said NE 1/4 NE 1/4 a distance of 100 feet; thence West parallel to the North line of Anderson Avenue a distance of 110 feet; thence South parallel to the West line of said NE 1/4 NE 1/4 a distance of 20 feet; thence East parallel to the North line of Anderson Avenue a distance of 90 feet; thence South parallel to the West line of said NE 1/4 NE 1/4 a distance of 80 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH:ss  
I hereby certify that the within instrument was received and filed for record on the 16th day of March A.D., 19 84 at 12:05 o'clock P.M. and duly recorded in Vol. MR4, of Deeds on page 4306.

Fee: \$ 8.00

EVELYN BIEHN, COUNTY CLERK

by: Pam Smith Deputy