

37453

MTC-1396-102
ASSIGNMENT OF CONTRACT

Vol. M84 Page 9505

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, for the consideration hereinafter stated, hereby grants, bargains, sells, assigns and sets over unto JAMES E. FLEMING

his heirs, successors and assigns all of the vendee's right, title and interest in and to that certain attached, unrecorded contract dated October 20, 1970, between BENJAMIN D. MORRISON and MARTHA D. MORRISON, husband and wife as seller, and HENRI A. NERBONNE and BEVERLY J. NERBONNE, husband and wife as buyer, for the sale and purchase of the following described real estate in Klamath County, Oregon:

The SE 1/4 of the SW 1/4 and the SW 1/4 of the SE 1/4 of Section 18, Township 38 South, Range 11 East of the Willamette Meridian Klamath County, Oregon.

MOUNTAIN TITLE COMPANY, INC. has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

together with all of the right, title and interest of the undersigned in and to the real estate described therein; the undersigned hereby expressly covenants with and warrants to the assignee above named that the undersigned is the owner of the vendee's interest in the real estate described in said contract of sale and that the unpaid balance of the purchase price thereof is not more than \$ 1320.00 with interest paid thereon to May 1, 1984. Further, upon compliance by said assignee with the terms of said contract, the undersigned directs that conveyance of said real estate be made and delivered to the order of said assignee.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 7757.53. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) ① the whole

In construing this assignment, it is understood that if the context so requires, the singular shall be taken to mean and include the plural, the masculine shall include the feminine and the neuter and that generally all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to one or more individuals and/or corporations.

IN WITNESS WHEREOF, the undersigned assignor has hereunto set his hand; if the undersigned is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors

DATED: May 25, 1984

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

JAMES A. ITO

STATE OF OREGON / CALIFORNIA }
County of LOS ANGELES } ss.
May 25, 1984

Personally appeared the above named James A. Ito

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

Before me, Notary Public for Oregon, Los Angeles County
My commission expires: Jan. 11, 1985

STATE OF OREGON, County of Klamath

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal.)

*Strike whichever word not applicable. NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030. If the contract is not already of record, it should be recorded, preferably in the Deed Records.

James A. Ito
5030 LEMON GROVE AVE
LOS ANGELES CA 90029
GRANTOR'S NAME AND ADDRESS

James E. Fleming
Rt. 1 Box 794
Bonanza, OR
GRANTOR'S NAME AND ADDRESS

After recording return to:
Osborne & Spencer
439 Pine St.
Klamath Falls, Ore 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

No change

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 6th day of June, 1984, at 1:20 o'clock P.M., and recorded in book M84 on page 9505 or as file/reel number 37453

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer

By _____ Deputy

Fee: \$4.00