

39072

VENDOR'S ASSIGNMENT OF CONTRACT FOR SALE OF REAL PROPERTY AND  
SPECIAL WARRANTY DEED

Vol. 1284 Page 12372

GRANTOR: ALONZO G. JONES, an individual

## CONVEY AND ASSIGN TO

GRANTEE: DONALD L. TRUSSELL and ELLA MAE TRUSSELL, husband and wife

all Grantor's right, title and interest as Vendors in and to the following described contract for sale of real property, all monies due or to become due thereon and all property described therein, as Grantee, as the substituted Vendor, agrees to perform all Vendor's obligations contained in said contract.

Dated: June 29, 1979

Unpaid Balance: \$ 116,009.24

Interest Paid To: 12/1/83

Recorded: August 15, 1979

Records for Klamath County, Oregon M79, Page 19471

The Present Purchaser is: William C. Bryant & Arlene L. Bryant,  
husband & wife

## Legal Description: (SEE ATTACHED)

SUBJECT TO: Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways; rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of Larson Creek; Subject to the requirements and provisions of ORS Chapter 481; the assessment roll and the tax roll disclose that the premises herein described have been assessed as Farm Use Land; Reservations as contained in instrument recorded in Volume 273, Page 178; Reservations as disclosed on Land Status Report recorded in Volume 306, Page 498, Re-recorded in Volume 308, Page 129; Conditions and restrictions as contained in Volume 345, Page 293; Conditions and restrictions recorded in Volume 352, Page 203, Deed Records of Klamath County; Subject to easements recorded February 13, 1979, in Volume M79, Page 3443, Klamath County; an easement recorded September 13, 1983 in Volume M83, Page 15517, Klamath County; an easement recorded September 13, 1983 in Volume M83, page 15579, Klamath County; an easement recorded January 9, 1984 in volume M84, page 590, Klamath County;

\*\*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.

The Grantor hereby covenants and warrants that:

1. The property is free from encumbrances created or suffered by Grantor, and that Grantor will warrant and defend the same against all persons who may lawfully claim by, through or under Grantor, except as disclosed in said contract, and
2. Said contract is correct, not in default, and that Grantor is the owner of the Vendor's interest therein.
3. The Purchaser has no claims against Grantor.
4. If Grantor is a corporation, this has been signed and sealed by the authority of its Board of Directors.
5. The true and actual consideration for this transfer is \$90,234.84

\*\*

DATED AND EXECUTED: July 3, 1984

GRANTOR (ASSIGNOR):

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

no change

Alonzo G. Jones

STATE OF OREGON, County of Marion

Date: July 3, 1984

Personally appeared the above named

ALONZO G. JONES

and acknowledged the foregoing instrument to be his  
own act and deed. Before me:

Notary Public for Oregon

My commission expires: 1/3/88

State of Oregon, County of

Date:

Personally appeared

sworn, stated that he is the

corporation and that the seal affixed hereto is his seal and that this deed was voluntarily signed and sealed in behalf of the corporation by authority of its Board of Directors.

Notary Public for Oregon

My commission expires:

return to: Key Escrow, P. O. Box 71, Salem, OR 97308

4-20301

\*84 JUL 23 PM 12 04

Parcel 1:

The NE $\frac{1}{4}$ SE $\frac{1}{4}$ ; the N $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$  and the N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$  lying Easterly of the centerline of Larson Creek in Section 11, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

AND the NW $\frac{1}{4}$ SW $\frac{1}{4}$  Section 12, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Parcel 2:

The SW $\frac{1}{4}$ NW $\frac{1}{4}$ ; the W $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 13, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Parcel 3:

The E $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ ; the S $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$  and the E $\frac{1}{2}$ N $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 14, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM that portion lying within the Southern Pacific Railroad right of way.

Parcel 4:

The E $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$  Section 11, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.  
AND the N $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$  and the NE $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 14, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Parcel 5:

The W $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$  Section 12, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

AND the N $\frac{1}{2}$ W $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$  and the N $\frac{1}{2}$ S $\frac{1}{2}$ W $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 13, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Parcel 6:

A parcel of land situated in the NE $\frac{1}{4}$  of Section 14 and the SE $\frac{1}{4}$  of Section 11, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:  
Beginning at a 5/8" iron pin on the East line of the W $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$  of said Section 14, from which the Southwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 14 bears the following three bearings and distances:  
North 89° 54' 30" West, 1980.06 feet; North 89° 54' 02" West, 1300.46 feet; South 00° 10' 16" West, 391.19 feet; thence from said point of beginning, North 01° 53' 14" West along the East line of W $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$  of the said Section 14, 917.91 feet to a 5/8" iron pin; thence North 00° 45' 54" West along the East line of the W $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 11, 1323.26 feet to a 5/8" iron pin marking the Northeast corner of the said W $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 11; thence North 89° 29' 28" West along the North line of the said W $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$  394.00 feet to a point; thence South 01° 13' 22" East 2243.93 feet; thence South 89° 54' 30" East, 394.00 feet to the point of beginning.

Parcel 7:

A parcel of land situated in Section 14, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin from which the Southwest corner of the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of said Section 14 bears the following three bearings and distances: North 89° 54' 30" West, 902.78 feet; North 89° 54' 02" West, 1300.46 feet; South 00° 10' 16" West, 391.19 feet; thence from said point of beginning South 1573.20 feet to a 5/8" iron pin; thence South 89° 16' 54" East 1129.61 feet to a 5/8" iron pin on the East line of the W $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$  of said Section 14; thence North 01° 53' 14" West along the East line of the W $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$  and W $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$  of said Section 14, 1586.50 feet to a 5/8" iron pin; thence North 89° 54' 30" West, 1077.27 feet to the point of beginning.

Together with the following easement:

An easement 60 feet in width measured at right angles, for the purpose of ingress and egress of which the centerline is more particularly described as follows:

12374

Beginning at a point on the South line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 14 and the centerline of an existing road, from which the Southeast corner of the NW $\frac{1}{4}$  of said Section 14 bears South 89° 59' 40" East 626.00 feet; thence from said point of beginning Northeasterly along the centerline of an existing road, the following six bearings and distances: North 18° 16' 56" East 31.94 feet, North 26° 36' 26" East 66.98 feet; North 45° 16' 11" East, 133.72 feet, North 52° 35' 15" East 267.59 feet, North 38° 56' 57" East 65.21 feet, South 89° 54' 02" East 246.35 feet to a point on the West line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 14 from which the Southeast corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 14 bears South 00° 10' 16" West 391.19 feet.

An easement for purposes of ingress and egress lying 30 feet Northerly measured at right angles and adjacent to the following described line:

Beginning at a point on the West line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$  from which the Southwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 14 bears South 00° 10' 16" West 391.19 feet; thence from said point of beginning South 89° 54' 02" East, 1300.46 feet; thence South 89° 54' 30" East 1980.06 feet to a point on the East line of the S $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 14.

An easement for purposes of ingress and egress lying 30 feet Southerly, measured at right angles and adjacent to the following described line:

Beginning at a point on the West line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 14, from which the Southwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 14 bears South 00° 10' 16" West 391.19 feet; thence from said point of beginning South 89° 54' 02" East 1097.61 feet to a point.

An easement for purposes of ingress and egress lying 30 feet Southerly measured at right angles and adjacent to the following described line:

Beginning at a point from which the Southwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 14 bears the following two bearings and distances: North 89° 54' 02" West 1097.61 feet, South 00° 10' 16" West 391.19 feet; thence from said point of beginning South 89° 54' 02" East 202.85 feet; thence South 89° 54' 30" East 902.78 feet to a point.

An easement for purposes of ingress and egress lying 30 feet Southerly, measured at right angles and adjacent to the following described line:

Beginning at a point from which the Southwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 14 bears the following three bearings and distances: North 89° 54' 02" West 1300.46 feet, North 89° 54' 30" West 902.78 feet, South 00° 10' 16" West 391.19 feet; thence from said point of beginning South 89° 54' 30" East 1077.27 feet to a point on the East line of the S $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 14.

An easement 30 feet in width for purposes of ingress and egress lying 30 feet Westerly measured at right angles and adjacent to the following described line:

Beginning at a point, from which the Southwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 14 bears the following two bearings and distances: North 89° 54' 02" West 1097.61 feet, South 00° 10' 16" West 391.19 feet; thence from said point of beginning South 2372.18 feet to a point on the South line of the N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 14.

An easement 30 feet in width for purposes of ingress and egress lying 30 feet Easterly, measured at right angles, and adjacent to the following described line:

Beginning at a point from which the Southwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 14 bears the following two bearings and distances: North 89° 54' 02" West 1097.61 feet, South 00° 16' West 391.19 feet; thence from said point of beginning South 2372.18 feet to a point on the South line of the N $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 14.

An easement 30 feet in width for purposes of ingress and egress lying 30 feet Westerly, measured at right angles and adjacent to the following described line:

Beginning at a point from which the Southwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 14 bears the following three bearings and distances: North 89° 54' 30" West 902.78 feet, North 89° 54' 02" West 1300.46 feet, South 00° 10' 16" West 391.19 feet; thence from said point of beginning South 2362.64 feet to a point on the South line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 14. 12375

An easement 30 feet in width for the purposes of ingress and egress lying 30 feet Easterly measured at right angles and adjacent to the following described line:

Beginning at a point from which the Southwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 14 bears the following three bearings and distances: North 89° 54' 30" West

902.78 feet, North 89° 54' 02" West 1300.46 feet, South 00° 10' 16" West 391.19 feet; thence from said point of beginning South 2362.64 feet to a point on the South line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 14.

STATE OF OREGON, )

County of Klamath )

Filed for record at request of

on this 23 day of July A.D. 19 84  
at 12:04 o'clock P M, and duly  
recorded in Vol. M84 of Deeds  
Page 12372

**EVELYN BIEHN, County Clerk**

By *John Smith* Deputy

Fee 16.00