

SA

44191

ASSIGNMENT OF CONTRACT

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KNOW ALL MEN BY THESE PRESENTS, That the undersigned, for the consideration hereinafter stated, has sold and assigned and hereby does grant, bargain, sell, assign and set over unto SHASTA BOOKS, INC., an Oregon Corporation,

his heirs, successors and assigns, all of the vendor's right, title and interest in and to that certain contract for the sale of real estate dated August 26, 1976, between Lucile F. Kepner as seller and

Kepner

Helga King

as buyer, which contract is recorded in the Deed* Miscellaneous* Records of Klamath County, Oregon, in book reel/volume No. M-76 at page 13446 or as fee/file/instrument microfilm reception No. (indicate which) (reference to said recorded contract hereby being expressly made) together with all the right, title and interest of the undersigned in and to all moneys due and to become due thereon; the undersigned hereby expressly covenants and warrants to the assignee above named that the undersigned is the owner of the vendor's interest in the real estate described in said contract of sale and that the unpaid principal balance of the purchase price thereof is not less than \$27,500.00 with interest paid thereon to 19

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$27,500.00

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 seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

DATED: December 12, 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.

STATE OF OREGON

County of Klamath
December 12, 1984

Personally appeared the above named Lucile F. Kepner, Fred H. Kepner, and Barbra K. Sario

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires: 5/2/88

STATE OF OREGON, County of Klamath

Personally appeared

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 a corporate seal)

*Should you, the buyer, not record, see NOTE—The sentence between the symbols, 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.

KEPNER, KEPNER & SARIO
3038 Cannon
Klamath Falls, OR 97601

SHASTA BOOKS, INC.
3038 Cannon
Klamath Falls, OR 97601

After recording return to:

PARKS & RATLIFF
228 North 7th Street
Klamath Falls, OR 97601

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

SHASTA BOOKS, INC.
3038 Cannon
Klamath Falls, OR 97601

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 18th day of December, 1984, at 9:44 o'clock A.M. and recorded in book reel/volume No. M84 on page 21017 or as fee/file/instrument microfilm reception No. 44191.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Deputy

Fee: \$5.00