

45450

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 James Ralph Wenstrom, Jr. and Dolly Wenstrom, husband and wife

his heirs, successors and assigns, all of the vendee's right, title and interest in and to that certain contract for the sale of real estate dated September 12, 1984, between Mel Gogert and Betty L. Gogert as seller and James R. Wenstrom Sr. and Shirley A. Wenstrom

as buyer, which contract is recorded in the Deed* ~~Microfilm~~ Records of Klamath County, Oregon, in ~~Deed~~ volume No. M-84 at page 15819 thereof, or as fee/tile/instrument/microfilm/reception No. 41169 (indicate which), (reference to said recorded contract hereby being expressly made), 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 \$21,256.59 with interest paid thereon to January 14, 1985; 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 \$23,656.59. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) 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: January 28, 1985

James R. Wenstrom Sr.
James R. Wenstrom Sr.

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.

Shirley A. Wenstrom
Shirley A. Wenstrom

STATE OF OREGON, County of Klamath, January 28, 1985. Personally appeared the above named James R. Wenstrom Sr. and Shirley A. Wenstrom

STATE OF OREGON, County of Klamath, ss. 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 acknowledged the foregoing instrument to be their voluntary act and deed.

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.

Before me: Notary Public for Oregon My commission expires:

Before me: Notary Public for Oregon My commission expires: (If executed by a corporation, affix corporate seal)

*Strike whichever word is not applicable. 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.

James R. Wenstrom Sr. et ux
915 Addison
Klamath Falls, Oregon 97601
James R. Wenstrom Jr. et ux
P.O. Box 626
El Rancho Brookside R.V. Park
Cali Mesa, California 92320

STATE OF OREGON, County of Klamath, ss. I certify that the within instrument was received for record on the 29th day of January, 1985, at 8:30 o'clock A.M., and recorded in book/reel/volume No. M85 on page 1583 or as fee/tile/instrument/microfilm/reception No. 45450, Record of Deeds of said county.

After recording returns to: Grantee above KC Title #4283-1 NAME ADDRESS ZIP Until a change is requested all tax statements shall be sent to the following address. Grantee above NAME ADDRESS ZIP

Witness my hand and seal of County affixed. Evelyn Biehn, County Clerk By Deputy