

1.2.74

46222

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 BLOSSUM D. HESS
and NORMAN D. MCKEEHAN

her and 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.....September 19....., 19 84....., between ESTATE OF.....
MARTHA GERTRUDE MCKEEHAN..... as seller and
GERALD R. PFEIFF and GERALDINE K. PFEIFF

as buyer, which contract is recorded in the Deed* Miscellaneous* Records of Klamath County, Oregon, in book M84 at page 19044 or as file number _____, reel number _____ (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 \$ 19,000.00 with interest paid thereon to N/A _____ 19

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$N/A.
 However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).^② This assignment is made in distribution of the assets of the above referenced Estate pursuant to the Decree of Distribution entered therein.
 In construing this assignment it is to be understood that

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: Jan 25, 1985

Estate of Martha Gertrude McKeehan

by Lydia V. McKeenan
Lydia V. McKeenan, Executrix

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

STATE OF OREGON.

County of Klamath

June 25 1935

Personally appeared the above named
Lydia V. McKeehan.

Personal Representative.

and acknowledged the foregoing instru-
her _____ voluntary act and deed.

Before 1910:

[Signature]
Notary Public for Oregon

My commission expires: 11-2-86

STATE OF OREGON, County of _____) 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 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:

(OFFICIAL
SEAL)

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.

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Wm. M. Ganong-Attorney
P. O. Box 57
Klamath Falls, OR 97601

Until: _____

NAME ADDRESS ZIP

STATE OF OREGON.

County of _____ ss

~~I certify that the within instrument was received for record on the _____ day of _____, 19____, 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.

Recording Officer

By Deputy

EXHIBIT "A"

2738

DESCRIPTION

A parcel of land situated in Lot 7 of Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at a point on the north right of way line of Hilyard Avenue, said point being N.00°15'45"W., 30.00 feet and S.89°59'00"E., 68.00 feet from the southwest corner of said Section 6; thence S.89°59'00"E., 132.00 feet along a line parallel with and 30.0 feet distant from the south line of said Lot 7 of Section 6; thence N.00°15'45"W., 400.63 feet parallel with the west line of said Lot 7; thence N.88°36'25"W., 95.15 feet to a 5/8" iron rod; thence N.00°15'45"W., 228.00 feet parallel with the west line of said Lot 7, to a point on the southerly right of way line of the Enterprise Irrigation District Canal; thence N.88°36'25"W., 2.00 feet to an angle point in said right of way; thence N.75°36'24"W., 106.35 feet along said right of way to its intersection with the west line of said Lot 7; thence S.00°15'45"E., 450.37 feet along said west line to a point that is N.00°15'45"W., 237.00 feet from the southwest corner of said Section 6; thence S.89°59'00"E., 68.00 feet parallel with the south line of said Lot 7; thence S.00°15'45"E., 207.00 feet parallel with the west line of said Lot 7 to the point of beginning, with said parcel containing 2.105 acres; RESERVING therefrom a non-exclusive easement for ingress and egress 20 feet in width and approximately 401 feet in length along the easterly boundary of the above described property between Hilyard Avenue and property now owned by the Grantor;

SUBJECT TO the following exceptions:

1. Reservations, restrictions, regulations, easements and rights of way of record and those apparent on the land;
2. Real property taxes, levies and assessments for 1984-85 which are now a lien but are not yet payable;
3. The AS IS condition of the above described property and the improvements located thereon; and
4. The following statement required by law:

"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)
Filed for record at request of

on this 22nd day of February A.D. 19 85
at 1:53 o'clock P M, and duly
recorded in Vol. M85 of Deeds
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EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 9.00