

50144

MTG-14997-K
 ASSIGNMENT OF VENDEE'S INTEREST IN
 REAL ESTATE CONTRACT

Vol. M85 Page 9403

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, Assignor,
 for the consideration hereinafter stated, has sold and assigned and
 hereby does grant, bargain, sell, assign and set over unto

STEVEN BREWER

Assignee, 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 August 21, 1974, between JOHN KALITA

and ELEANOR KALITA, Husband and Wife,
 as seller and L.D. THOMPSON and DOROTHY B. THOMPSON, Husband and Wife,

as buyer, which contract is recorded in the Records of *
 County, Oregon, Book _____ at Page _____ thereof, or as file number
 _____, (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 ven-
 dee'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 \$ 20,577.64 with interest paid thereon to
 May 25, 1985; further, upon compliance by said assignee with
 the terms of said contract, assignor will direct that conveyance of
 said real estate be made and delivered to the order of said assignee.

Assignee expressly covenants and warrants to assignor that he
 will assume and pay the obligation represented by that certain con-
 tract for the sale of real estate above mentioned and will indemnify
 and hold harmless assignor of and from any claims thereunder.

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 true and actual consideration paid for this transfer, stated
 in terms of dollars, is \$ 56,000.00. However, the actual
 consideration consists of includes other property or value given or
 promised which is (part of the) ~~(the whole)~~ consideration.

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.

*An Assignment of which said unrecorded contract was recorded December 31, 1980
 at Volume M80, Page 25193, Records of Klamath County, Oregon.

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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 this 20th day of June, 1985.

James L. Owens
James L. Owens, Assignor

Valrie Jean Owens
Valrie Jean Owens, Assignor

STATE OF OREGON)
) ss.

County of Klamath)
Personally appeared the above named
James L. Owens and Valrie Jean Owens

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

DATED this 20th day of June, 1985.

Kristi G. Redd
Notary Public for Oregon
My Commission Expires: 11/16/87

Grantor's Name and Address:

James & Valrie Owens
Star Route Box 74A
Chiloquin, OR 97624

Grantee's Name and Address:

Steve Brewer
7216 Santa Teresa Way
Sacramento, CA 95831

After Recording Return To:

Mountain Title Co., Inc.
County of Klamath

Until a Change is Requested
all tax statements shall be
sent to the following address:

Same as Grantee

I certify that the within instrument was received for record on the 21st day of June, 1985, at 8:53 o'clock A.M., and recorded in book M85 on page 9403 or as file/reel number 50144, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer