

1-1-74

58121

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

J. William Neuner and L. Scott Crenshaw, Tenants in common,

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

April 23, 1980, between JOSEPHINE L. PAVLIK, aka JOSEPHINE L. SNYDER,

as seller and JACK ULAM

as buyer, which contract is recorded in the Deed\* ~~Miscellaneous~~ Records of Klamath County, Oregon, in book M-80 at page 8524 thereof, or as file number

(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 \$11,292.17 with interest paid thereon to October 1, 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 \$1,000.00

⓪ However, the actual consideration consists of or includes other property or value given or promised which is <sup>part of the</sup> consideration (indicate which) ⓪ See Exhibit "A" for Additional Terms

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 1-13, 1986

JACK ULAM

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

STATE OF OREGON,

County of Klamath

January 13, 1986

Personally appeared the above named  
Jack Ulam

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

Before me,  
(OFFICIAL SEAL) William K. Kalita  
Notary Public for Oregon

My commission expires: 12/25/88.

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 \_\_\_\_\_

a corporation, 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)

\*Strike whichever word not applicable. NOTE—The sentence between the symbols ⓪, 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.

Jack Ulam

P.O. Box 604

Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

J. William Neuner

P.O. Box 1786

Roseburg, OR 97470

GRANTEE'S NAME AND ADDRESS

After recording return to:

J. William Neuner

P.O. Box 1786

Roseburg, OR 97470

NAME, ADDRESS, ZIP

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

J. William Neuner

P.O. Box 1786

Roseburg, OR 97470

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/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as document/fee/tile/instrument/microfilm No. \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_ Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

EXHIBIT "A"

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Additional Terms and Conditions:

1. As consideration for the above mentioned assignment, assignee has issued a promissory note payable to assignor in the sum of \$1,000.00, without interest, in installments of \$500.00, the first being due on March 15, 1986, and the second and final installment being due on June 15, 1986.
2. All taxes levied against the above described property for the current tax year 1985-86 and prior tax years shall be paid by assignee.
3. Assignee agrees to assume and pay the balance of the land sale contract with Josephine L. Pavlik, to make further payments to the seller therein and to save assignor harmless; assignee stipulates and agrees that they will perform all covenants and provisions contained in the above mentioned land sale contract applicable to the buyers therein.
4. This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations.

Before signing or accepting this instrument, the person acquiring the title to the property should check with the appropriate city or county planning department to verify approved uses.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of February A.D. 19 86 at 2:00 o'clock P M., and duly recorded in Vol. M86  
on Page 2476  
FEE \$9.00

By Evelyn Biehn County Clerk  
[Signature]

EXHIBIT "A"