

61155

K-38416
ASSIGNMENT OF CONTRACT

STEVENS-NESSE LAW PUB. CO., PORTLAND, OR. 97204

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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

HOBERT KEPHART and SHARON KEPHART

assigns, all of the vendee's right, title and interest in and to that certain contract for the sale of real estate dated July 7, 19 80, between MICHAEL B. JAGER and MARGARET H. JAGER, his heirs, successors and husband and wife and CLARK J. KENYON as seller and PATRICK JANISCH and LINDA JANISCH, husband and wife as buyer, which contract is recorded in the Deed* Miscellaneous* Records of Klamath County, Oregon, in book/reel/volume No. M80 at page 17258 thereof, or as fee/file/instrument/microfilm/reception No. 89534 (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 \$4,245.82 with interest paid thereon to March 15, 19 86; 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 \$5,500.00
~~However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).~~

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: March 5, 19 86

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.

Patrick Janisch
PATRICK JANISCH
Linda Janisch
LINDA JANISCH

STATE OF OREGON,

County of Klamath } ss.
March 7, 1986

Personally appeared the above named
Patrick Janisch and
Linda Janisch

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

Before me:
Betty L. Ramsey
Notary Public for Oregon
My commission expires: 3-22-90

*Strike whichever word 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.

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)

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath Co. Title Company
Collection #3410

NAME, ADDRESS, ZIP

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

Hobert & Sharon Kephart
77859 Mosby Cr. Rd.
Cottage Grove, OR 97424

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 7th day of May, 1986, at 3:00 o'clock P.M., and recorded in book/reel/volume No. M86 on page 7922 or as fee/file/instrument/microfilm/reception No. 61155, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn
NAME
By *Ann Smith* TITLE
Deputy

Fee: \$5.00