

61543

THIS SPACE RESERVED FOR RECORDER'S USE.

STATE OF OREGON, ss.  
County of Klamath

Filed for Record at Request of

Filed for record at request of:

TO Metropolitan Mortgage & Securities Co., Inc.  
P.O. Box 2162  
Spokane, WA 99210  
Attn: Cathy

on this 20th day of May A.D., 19 86  
at 10:24 o'clock A M. and duly recorded  
in Vol. M86 of Deeds Page 8625  
Evelyn Biehn, County Clerk  
By [Signature] Deputy.  
Fee, \$10.00

# Deed and Seller's Assignment of Real Estate Contract

THE GRANTOR/ASSIGNOR HOWARD STEVE CONDLEY AND DIXIE RAE CONDLEY, Husband and Wife  
for value received convey and warrants to METROPOLITAN MORTGAGE & SECURITIES CO., A WASHINGTON CORPORATION, DBA: METROPOLITAN FINANCIAL SERVICES, INC. The grantee/assignee  
the following described real estate, situated in the County of KLAMATH

State of OREGON, including any interest therein which grantor may hereafter acquire:  
All that portion of the E $\frac{1}{2}$  of the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 11, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying South of the centerline of the Sprague River and Westerly of the road known as the Drews Ranch Road.

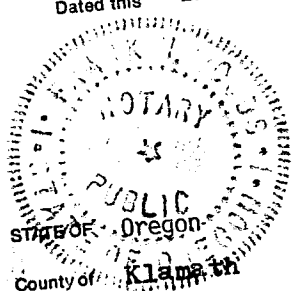
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 11,509.00. However, the actual consideration consists of or includes other property or value given or promised which is (part of) (the whole) consideration.

"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 fee title to the property should check with the appropriate city or county planning department to verify uses."  
and does hereby assign, transfer and set over to the grantee that certain real estate contract dated the 2nd day of December, 1981

between Howard Steve Condley and Dixie Rae Condley, Husband and Wife as seller and  
Clyde Ghan and Phyllis Ghan, Husband and Wife as purchaser,

for the sale and purchase of the above described real estate. The contract of sale is subject to an underlying mortgage/contract/deed of trust obligation in favor of n/a requiring monthly payments of \$ n/a which the assignee hereby agrees to pay for the benefit of the assignor so long as the assignee holds the seller's interest in the above-described contract.  
Assignee does not hereby assume any responsibility for the performance of any positive covenants or conditions contained in the contract. The obligation to perform any affirmative covenant(s) and/or conditions(s) in said contract shall remain the sole responsibility of the assignor who agrees to hold harmless assignee from any obligation to perform such conditions(s) or covenants(s). Assignor will indemnify assignee for any damages, costs and attorney's fees sustained by assignee should the assignor breach its obligation(s) to perform according to the terms of the contract.

Dated this 2nd day of May, 1986



x Howard S. Condley (Seal)  
x Dixie Rae Condley (Seal)

County of Klamath ss.

On this day personally appeared before me Howard Steve Condley and Dixie Rae Condley  
to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.  
GIVEN under my hand and official seal this 5th day of May, 1986

[Signature]  
Notary Public in and for the State of Oregon  
residing at Klamath Falls  
My commission expires 10-5-88