

1-1-74

68093

ASSIGNMENT OF CONTRACT

Escrow No. 2660

Vol. M86 Page 20542

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 Bruce A. Froemke

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 3rd, 1971, between Edna M. Peterson

as seller and Sherman E. Holt and Marjorie C. Holt, husband and wife,  
 \*See attached Exhibit "A" for continuation, and by this reference  
 as buyer/ which contract is recorded in the Deed\* Miscellaneous\* Records of County, Ore-  
 gon, in book unrecorded at page unrecorded thereof, or as file number unrecorded, reel number unrecorded  
 (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 under-  
 signed 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 \$ 11,466.98 with interest paid thereon to August 31, 1984;  
 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 \$ 10.00

ⓐ However, the actual consideration consists of or includes other property or value given or promised which is part of the  
 consideration (indicate which) ⓐ the whole

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 gram-  
 matical 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 offi-  
 cers duly authorized thereunto by order of its board of directors.

DATED: November 7, 1986  
 (See attached Exhibit "A" for  
 legal description and additional  
 terms, and by this reference  
 incorporated herein.)  
 (If executed by a corporation,  
 affix corporate seal.)

Bruce A. Froemke  
Gary B. Froemke  
Bruce A. Froemke  
 his attorney-in-fact

STATE OF OREGON, }  
 County of Klamath } ss.  
November 7, 1986  
 Personally appeared the above named  
Bruce A. Froemke

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
 \_\_\_\_\_, 19\_\_\_\_

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 acknowledged the foregoing instru-  
 ment to be his voluntary act and deed.

\_\_\_\_\_ 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 be-  
 half 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:  
 (OFFICIAL SEAL) [Signature]  
 Notary Public for Oregon  
 My commission expires: 11-20-87

Before me:  
 Notary Public for Oregon  
 My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)

Additional notary acknowledgment on Exhibit "A" attached hereto.

\*Strike whichever is 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.

Bruce A. Froemke and  
Gary B. Froemke

GRANTOR'S NAME AND ADDRESS

Bruce A. Froemke

GRANTEE'S NAME AND ADDRESS

After recording return to:

Bruce A. Froemke  
Rt. 5, Box 1033  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Bruce A. Froemke  
Rt. 5, Box 1033  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of \_\_\_\_\_  
 I certify that the within instru-  
 ment 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/file/  
 instrument/microfilm No. \_\_\_\_\_,  
 Record of Deeds of said county.

Witness my hand and seal of  
 County affixed.

NAME

TITLE

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

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EXHIBIT "A"

20543

\*the buyers interest having been assigned to Pelican Mobile Manor, Inc., on September 4, 1975; who then assigned its interest to Bruce A. Froemke and Gary B. Froemke, on August 21, 1984.

LEGAL DESCRIPTION

A tract of land situated in the NW 1/4 of SW 1/4 of Section 20, Township 38 South, Range 9 E.W. M., described as follows: Beginning at the intersection of the East line of the NW 1/4 of SW 1/4 and the North right of way line of the Southern Pacific Railroad right of way; thence North along said East line to the NE corner of the NW 1/4 of SW 1/4; thence West along the North line of said NW 1/4 of SW 1/4 to the centerline of the West side by pass as now located; thence Southerly along said centerline to the Northerly right of way line of aforementioned Railroad; thence Southeasterly along said Northerly line to the point of beginning. EXCEPTING THEREFROM any portion of the above property conveyed to Klamath County and the State of Oregon for highway purposes.

FURTHER EXCEPTING the following tract: All that portion of NW 1/4 SW 1/4 of Section 20, Township 38 South, Range 9 E.W.M., described as follows: Beginning at the intersection of the North line of the Southern Pacific Railroad right of way and the West line of Biehn Street; thence Northerly 75 feet along the West line of Biehn Street to the place of beginning; thence 200 feet Westerly parallel to the Southern Pacific Railway; thence Northerly 200 feet parallel to tangent of Biehn Street; thence Easterly parallel to the Southern Pacific Railway right of way to Biehn Street; thence Southerly along the line of Biehn Street to the place of beginning.

SUBJECT TO: All future real property taxes and assessments; reservations, restrictions, easements and rights of way of record, and those apparent on the land; security interest in the nature of a contract assignment dated October 15, 1971, recorded October 19, 1971, in Book M-71 at page 10938, Microfilm Records, from Assignors herein to Bank of Klamath Country.

ADDITIONAL TERMS:

This assignment is a memorialization of a transfer which occurred on August 21, 1984.

Assignee hereby assumes the obligations of the vendee under the contract, and agrees to defend, indemnify and hold assignor harmless from and against such obligations.

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 approved uses.

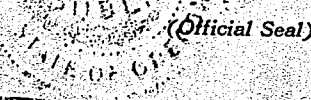
FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath } ss.

On this the 7 day of November, 1986 personally appeared Bruce A. Froemke who, being duly sworn (or affirmed), did say that he is the attorney in fact for Gary B. Froemke and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

Before me:



Marcia M. Drumble  
(Signature)  
Notary Public for Oregon  
My Commission Expires: 11-20-87  
(Title of Officer)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ of \_\_\_\_\_ November \_\_\_\_\_ A.D., 1986 at 8:37 o'clock A M., and duly recorded in Vol. M86 of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page 20542 \_\_\_\_\_

FEE \$9.00

Evelyn Biehn, County Clerk  
By [Signature]