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SELLER'S ASSIGNMENT OF CONTRACT AND DEED

Vol. M86 Page 22478

THE GRANTOR, FRONTIER INVESTMENT CO., an Oregon corporation, for value received, does hereby CONVEY AND SPECIALLY WARRANT to ONTARIO CAPITAL CORPORATION, an Oregon corporation, GRANTEE, the following described real property, situated in the County of KLAMATH, State of OREGON, free of encumbrances except as specifically set forth herein, to-wit:

Beginning at a point on the Northerly line of Lavey Street, 50 feet Southwest of the most Easterly corner of Lot 6, Block 47, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence Southwesterly along the Northerly line of Lavey Street, 50 feet; thence Northwesterly at right angles to Lavey Street, 100 feet; thence Northeasterly parallel with Lavey Street, 50 feet; thence Southeasterly at right angles to Lavey Street, 100 feet to the place of beginning, being a part of Lots 5 and 6, Block 47, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

The said property is free from all encumbrances created or suffered by the Grantor.

AND, Grantor does hereby assign, transfer and set over to the Grantee, without recourse, that certain AGREEMENT - CONTRACT OF SALE, dated JANUARY 27, 1977, between MARY JOSEPHINE GEORGE, as Vendor, and RODNEY G. KLEIN and DOROTHY M. KLEIN, husband and wife, as Vendee, recorded JANUARY 28, 1977, Book M-77, Page 1609, Official Records of the County of KLAMATH, State of OREGON, for the sale and purchase of the above described real estate. The Grantee hereby assumes and agrees to fulfill the conditions of said Contract of Sale and the Grantor hereby covenants that there is now unpaid on the principal of said contract not less than the sum of \$*16,220.93*, plus interest from NOVEMBER 15, 1986.

The true consideration for this conveyance is \$*1.00* and other valuable 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 APPROVED USES.

DATED this 4th day of DECEMBER, 1986.

[Signature]
Frontier Investment Co.
by: L. E. Dent, President

STATE OF OREGON, COUNTY of Lane) ss.

DECEMBER 4th, 1986, before me, personally appeared L. E. DENT, who, being first duly sworn, did say that he is president of Frontier Investment Co., an Oregon corporation, and that the within and foregoing instrument was signed in behalf of said corporation, by authority of its board of directors, and he did acknowledged said instrument to be its voluntary act and deed.

[Signature]
Notary Public - State of Oregon
My Commission Expires: 10/31/90

Until a change is requested, all tax statements shall be sent to:
Wilbur L. & Elizabeth E. HALL
2065 Lavey Street
Klamath Falls, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of December A.D., 19 86 at 3:38 o'clock P M., and duly recorded in Vol. M86
of _____ Deeds on Page 22478

FEE \$10.00

Evelyn Riehm, County Clerk
By [Signature]

Ret: Frontier Inv. Co.
P.O. Box 1612, Eugene
97401

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