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ASSIGNMENT

THIS AGREEMENT made this 31st day of December, 1985, by and between Ore. Cal General Wholesale, Inc., an Oregon corporation, hereinafter called assignor, and L.A. Swetland M.D. P.C. Pension and Profit Sharing Trust, R. H. Otteman, M.D. P.C. Pension and Profit Sharing Trust and Garret D. Hilyard and Betty Jean Hilyard, husband and wife, hereinafter called assignees. Assignor and assignees are doing business as Henley Farms. Assignor and assignees each hold an undivided one-fourth (1/4) interest in the following real and personal property:

1. Certain real property situated in Klamath County more particularly described in Exhibit "A", attached hereto and by this reference made a part hereof.

2. The mortgagee's interest in that certain mortgage wherein Cheyne Bros., a partnership, consisting of Vincent O. Cheyne and Diane L. Cheyne, husband and wife, and James C. Cheyne and Loretta M. Cheyne, husband and wife are mortgagors dated December 31, 1981, recorded December 30, 1981 in Klamath County Deed Records, M81, pages 22125-22133, and the promissory note secured by said mortgage.

3. A contract of sale wherein Dale Ronald Hill is the vendee dated October 17, 1978, a memorandum of which is dated October 17, 1978, and recorded October 18, 1978, in Klamath County Deed Records, M78, pages 23310-23312.

4. A contract of sale wherein Elwood Sine and Jill Sine, husband and wife, are vendees, dated October 17, 1978, a

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memorandum of which is dated October 17, 1978, and recorded October 18, 1978, in Klamath County Deed Records, M78, pages 23307-23309.

5. A contract of sale wherein Paul W. Whitlatch and Barbara J. Whitlatch, husband and wife, and David P. Whitlatch, are vendees dated October 17, 1978, a memorandum of which is dated October 17, 1978 recorded October 28, 1978 in Klamath County Deed Records, M78, pages 23633-23635.

Assignor desires to sell its interest in the above described real and personal property to improve assignor's cash flow. The real and personal property is not readily saleable at this time and assignees are willing to purchase assignor's undivided one-fourth (1/4) interest in the above described properties. *checked by [signature]*

In consideration of the sum of \$ 43,540.00, receipt of which is hereby acknowledged, assignor hereby grants, bargains, sells, sets-over, and assigns to assignees, their heirs, successors and assigns, all of assignor's right, title and interest in and to the above described real and personal

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property.

DATED this ^{220 per} 31st day of December, 1985.

Walter B. Aggeler Secretary
Donald R. Wagoner President
 ORE. CAL GENERAL WHOLESALE, INC.

Garret D. Hilyard
 Garret D. Hilyard

L. A. Swetland
 L. A. Swetland, M.D. P.C. Pension
 and Profit Sharing Trust

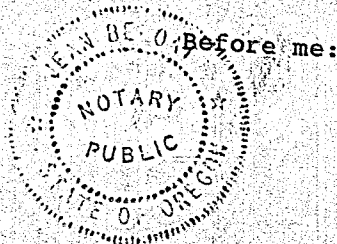
Betty Jean Hilyard
 Betty Jean Hilyard

R. H. Otteman M.D. P.C. Pension
 and Profit Sharing Trust

STATE OF OREGON)
 County of Klamath) ss.

DATED: December 31, 1985.Personally appeared The above signees

who being duly sworn, each for himself and not one for the
 other did say that the former is the
Donald Wagoner president and the latter is the
WALTER B. AGGELER secretary of
 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.



Jan Beloat
 Notary Public for Oregon
 My commission expires: 5/14/88

EXHIBIT

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

PARCEL 1: A tract of land situated in the NE $\frac{1}{4}$ of Section 13, Township 39 South, Range 9 E., W.M., more particularly described as follows:

Beginning at a 5/8 inch iron pin on the Southerly line of the property described in Deed Volume 244 page 51, as recorded in the Klamath County Deed Records; said point being S. 00°12'57" W. 1059.29 feet and S. 72°58'03" W. 256.42 feet from the Northeast corner of said Section 13; thence along the Westerly line of the Enterprise Irrigation District Ditch, S. 08°50'27" E. 119.67 feet to a 5/8 inch iron pin, along the arc of a curve to the left (radius is 300.00 feet, central angle is 33°10'47") 173.73 feet to a 5/8 inch iron pin, S. 42°01'14" E. 173.52 feet to a 5/8 inch iron pin on the Westerly right of way line of State Highway No. 39; thence along said right-of-way S. 00°09'44" W. 600.00 feet to a 5/8 inch iron pin; thence N. 89°50'16" W. 397.50 feet to a 5/8 inch iron pin; thence N. 28°36'17" W. 919.58 feet to a 5/8 inch iron pin on the Southerly line of the property described in said Deed Volume 244 page 51; thence along said Southerly line N. 72°58'03" E. 488.25 feet to a 5/8 inch iron pin on the Northwest corner of the Pacific Power & Light Company Transformer property; thence bounding said property, S. 00°11'43" W. 226.84 feet, S. 89°48'17" E. 150.00 feet, N. 00°11'43" E. 273.35 feet to a 5/8 inch iron pin on the Southerly line of the property described in Deed Volume 244 page 51; thence N. 72°58'03" E. 15.00 feet to the point of beginning, containing 11.65 acres, with bearings based on recorded Survey No. 1751, as recorded in the Klamath County Surveyor's Office.

PARCEL 2: A tract of land situated in the S $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 13, Township 39 S.R. 9 E., W.M., described as follows:

Beginning at a point on the Southerly line of Parcel described in Deed Volume 244 page 51, which bears S. 0°12'57" W., 1059.29 feet, and S. 72°58'03" W. 916.72 feet from the Northeast corner of said Section 13, said Beginning Point being the most Westerly corner of tract described in Memorandum of Agreement recorded in Volume M77 page 24109, Deed Records of Klamath County, Oregon; thence continuing along the Southerly line of parcel described in Deed Volume 244 page 51, S. 72°58'03" W. a distance of 729.63 feet, more or less, to an angle point; thence S. 18°30' E., 30.9 feet, thence S. 71°43' W. along said Southerly line to the Northeasterly right-of-way line of the U.S.B.R. "A" Canal; thence Southeasterly along said right-of-way line to its intersection with the West line of the Klamath Falls-Malin Highway; thence North along said West line to a point which bears West 30 feet and S. 0°12'57" W. a distance of 2136.37 feet from the Northeast corner of said Section 13; said point being the Southeast corner of tract described in Volume M77 page 24109; thence following the boundary of said tract, N. 89°50'16" W. 397.5 feet and N. 28°36'17" W. 919.58 feet to the Point of Beginning, containing 52.4 acres.

EXCEPT therefrom the following: A tract of land situated in the E $\frac{1}{4}$ E $\frac{1}{4}$ of Section 13, Township 39 South, Range 9 E.W.M., described as follows: Beginning

at a fence corner located West 30.0 feet and South 2370.8 feet from the Northeastly corner of said Section 13, said point being on the Westerly side or boundary of the Klamath Falls-Merrill Highway as now located (1960); thence Westerly along a fence line a distance of 235 feet; thence Southerly along a fence line a distance of 280 feet; thence Easterly along a fence line a distance of 235 feet to the Westerly side or boundary of the Klamath Falls-Merrill Highway; thence Northerly along the Westerly boundary of said highway a distance of 280 feet, more or less to the point of beginning.

PARCEL 3: A parcel of land situated in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 13, Township 39 South, Range 9 E., W.M., more particularly described as follows:
Beginning at a 5/8 inch iron pin marking the intersection of the West line of the NE $\frac{1}{4}$ of said Section 13 with the Northeastly right-of-way line of the U.S.B.R. "A" Canal, said point being S. 00°23'49" W a distance of 807.84 feet from the North one-quarter corner of said Section 13; thence along said Northeastly right of way line the following courses and distances: along the arc of a curve to the right, having a radius of 1220.92 feet and a central angle of 07°50'06", a distance of 166.96 feet; thence S. 21°57'00" E. a distance of 560.2 feet; thence along the arc of a curve to the left, having a radius of 497.96 feet and a central angle of 24°14'30" a distance of 210.69 feet to the True Point of Beginning of this description; thence leaving said right of way line, N. 72°58'03" E. a distance of 699.66 feet to a 5/8 inch iron pin; thence S. 75°46'50" E. a distance of 128.10 feet to a 5/8 inch iron pin on the Northerly line of parcel described in Deed Volume 308 page 618; thence S. 71°43' W. along the Northerly line of said parcel a distance of 107.5 feet, more or less, to the most Westerly corner thereof; thence N. 18°30' W. a distance of 13.5 feet to a point; thence N. 89°17' W. a distance of 50.5 feet to a point; thence S. 72°25' W. a distance of 291.0 feet to a point; thence S. 74°05' W. a distance of 310 feet, more or less, to the Northeastly right-of-way line of the U.S.B.R. "A" Canal; thence Northwestly along said right-of-way to the True Point of Beginning.

PARCEL 4: A tract of land situated in the NW $\frac{1}{4}$ of Section 18, Township 39 S. R. 10 E., W.M., Klamath County, Oregon, more particularly described as follows:
Beginning at the Northwest corner of said Section 18; thence S. 00°01'10" W. 2192.47 feet; thence S. 89°51'42" E. 1293.84 feet to the true point of beginning of this description; thence S. 00°02' 03" E. 465.00 feet to the South line of the NW $\frac{1}{4}$, said Section 18; thence N. 89°51'42" W., along said line, 468.50 feet; thence N. 00°02'03" W. 260.00 feet; thence N. 89°51'42" W., 800.00 feet to the Easterly right of way line of State Highway No. 39; thence N. 00°02'03" W. 205.00 feet; thence S. 89°51'42" E. 1268.50 feet to the true point of beginning, containing 8.76 acres, more or less, with bearings based on Survey No. 2026, recorded in the Klamath County Surveyor's office.

EXCEPTING THEREFROM A portion of that land described in Volume M78 page 23635, recorded October 20, 1978, Deed records of Klamath County, Oregon, said tract of land situated in the NW $\frac{1}{4}$ of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Commencing at the Northwest corner of said Section 18; thence S. 00°01'10" W. 2192.47 feet; thence S. 89°51'42" E. 575.34 feet to the

true point of beginning of this description; thence S. $00^{\circ}02'03''$ E. 205.00 feet; thence N. $89^{\circ}51'42''$ W. 250.00 feet; thence N. $00^{\circ}02'03''$ W. 205.00 feet; thence S. $89^{\circ}51'42''$ E. 250.00 feet to the true point of beginning, containing 2.35 acres, more or less.

PARCEL 5: A tract of land situated in the NW $\frac{1}{4}$ of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Section 18; thence S. $00^{\circ}01'10''$ W. 2132.47 feet; thence S. $89^{\circ}51'42''$ E. 569.83 feet to the true point of beginning of this description; thence N. $00^{\circ}02'42''$ W. 382.09 feet; thence N. $64^{\circ}56'14''$ W. 219.53 feet; thence N. $79^{\circ}13'44''$ W. 136.41 feet; thence along the arc of a curve to the right (radius = 380.00 feet, central angle = $20^{\circ}13'30''$) 134.14 feet; thence N. $59^{\circ}00'14''$ W. 101.65 feet to the Easterly right of way line of State Highway No. 39; thence S. $00^{\circ}02'42''$ E, along said right of way line, 599.18 feet; thence S. $89^{\circ}51'42''$ E. 544.51 feet to the true point of beginning, containing 6.08 acres, more or less, and with bearings based on Survey No. 2026, as recorded in the Klamath County Surveyor's office.

PARCEL 6: A tract of land situated in the NW $\frac{1}{4}$ of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Northwest corner of said Section 18, thence S. $00^{\circ}01'10''$ W. 2132.47 feet; thence S. $89^{\circ}51'42''$ E. 629.83 feet to the true point of beginning of this description; thence N. $00^{\circ}02'42''$ W. 354.17 feet; thence S. $64^{\circ}56'14''$ E. 116.01 feet; thence S. $42^{\circ}55'14''$ E. 339.64 feet; thence Easterly along the arc of a curve to the left radius = 100 feet, central angle = $113^{\circ}45'00''$) 198.53 feet; thence N. $23^{\circ}19'46''$ E. 74.72 feet; thence Northeasterly along the arc of curve to the right (radius = 135.77 feet, central angle = $42^{\circ}41'30''$) 101.16 feet; thence N. $66^{\circ}01'16''$ E. 91.43 feet; thence Northeasterly along the arc of curve to the left (radius = 400 feet, central angle = $26^{\circ}15'37''$) 183.33 feet; thence S. $89^{\circ}55'23''$ E. 66.79 feet; thence S. $00^{\circ}00'22''$ W. 372.55 feet; thence N. $89^{\circ}51'42''$ W. 895.45 feet to the true point of beginning, containing 4.47 acres, more or less, with bearings based on Survey No. 2026, as recorded in the Klamath County Surveyor's office.

PARCEL 7: A tract of land situated in the NW $\frac{1}{4}$ of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Northwest corner of said Section 18, thence S. $00^{\circ}01'10''$ W. 2132.47 feet; thence S. $89^{\circ}51'42''$ E. 1525.28 feet to the true point of beginning of this description; thence N. $00^{\circ}00'22''$ E. 372.55 feet; thence S. $89^{\circ}55'23''$ E. 509.62 feet; thence S. $00^{\circ}00'23''$ W. 373.10 feet; thence N. $89^{\circ}51'42''$ W. 509.62 feet to the true point of beginning, containing 4.36 acres, more or less, with bearings based on Survey No. 2026, recorded in the Klamath County Surveyor's office.

PARCEL 8: A tract of land situated in the NW $\frac{1}{4}$ of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Section 18; thence S. 00°01'10" W. along the West line of said Section 18, 2132.47 feet; thence S. 89°51'42" E. 2034.90 feet; thence N. 00°00'23" E. 404.05 feet to the True Point of Beginning of this description; thence N. 00°00'23" E. 404.05 feet to the North line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 18; thence S. 89°59'04" E. along said line, 538.50 feet to a point N. 89°59'04" W. 30.00 feet from the C-N 1/16 corner of said Section 18; thence S. 00°00'23" W. parallel to the East line of the NW $\frac{1}{4}$ of said Section 18, 404.63 feet; thence N. 89°55'23" W. 538.50 feet to the True Point of Beginning, containing 5.00 acres, more or less, and with bearings based on Survey No. 2026, as recorded in the Klamath County Surveyor's Office.

PARCELS 4 thru 8 are subject to the following:

TOGETHER WITH AND SUBJECT TO easements for delivery of Irrigation water from the Enterprise Irrigation District Canal and all other rights of way and easements of record or apparent.

TOGETHER WITH an easement for a buried irrigation ditch 10 feet in width extending from the North boundary of the above-described property across the common use road to the existing concrete lined irrigation ditch.

ALSO TOGETHER WITH the right of ingress and egress over the following described roads:

60 foot strips of land situated in the N $\frac{1}{4}$, Section 18, Township 39 S., R. 10 E.W.M., Klamath County, Oregon, being 30 feet on either side of, measured at right angles from, the following described center lines:

Beginning at a point on the easterly right of way line of State Highway 39, said point being S. 00°01'10" W. 2162.47 feet and S. 89°51'42" E. 25.31 feet from the Northwest corner of said Section 18; thence S. 89°51'42" E. 2548.10 feet to a point, N. 89°51'42" W. 30.00 feet from the East line of the NW $\frac{1}{4}$, said Section 18.

ALSO, beginning at the center $\frac{1}{4}$ corner of said Section 18; thence N. 00°00'23" E. 1334.32 feet to the C-N 1/16 corner, said Section 18.

ALSO, beginning at a point S. 00°01'10" W. 2192.47 feet and S. 89°51'42" E. 1323.84 feet from the Northwest corner of said Section 18; thence S. 00°02'03" E. 465.00 feet to the South line of the NW $\frac{1}{4}$, said Section 18.

ALSO, beginning at a point S. 00°01'10" W. 2132.47 feet and S. 89°51'42" E. 599.83 feet from the Northwest corner, said Section 18; thence N. 00°02'42" W. 409.32 feet; thence S. 89°59'04" E. 132.38 feet; thence on the arc of a curve to the right (radius = 250.00 feet, central angle = 47°03'50") 205.35 feet; thence S. 42°55'14" E. 81.00 feet; thence on the arc of a curve to the left (radius = 175.06 feet, central angle = 71°03'30") 217.11 feet; thence N. 66°01'16" E. 144.49 feet; thence on the arc of a curve to the left (radius = 370.00 feet, central angle = 69°18'42") 447.60 feet; thence N. 03°17'26" W. 157.53 feet to the North line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$, said Section 18.

*Ret. Michael L. Grant
325 Main St
HFO 97601*

Page 4 of Description

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 5th day of January A.D., 19 88 at 3:22 o'clock P.M., and duly recorded in Vol. M88 of _____ Mortgages on Page 170.

FEE \$35.00

Evelyn Biehn, County Clerk

By *Phm Smith*