

KCTC-40464

## VENDOR'S ASSIGNMENT OF CONTRACT

KNOW ALL MEN BY THESE PRESENTS, That MAX H. NEFF and BETTY J. NEFF, husband and wife, hereby grant, bargain, sell, convey and assign and set over to ABIQUA COMPANY, an Oregon corporation, its successors and assigns, all of the Seller's right, title and interest in and to that certain Land Sale Contract dated May 20, 1982, between Max H. Neff and Betty J. Neff, husband and wife, as Sellers, and William J. Cahill, Buyer, which contract was recorded June 11, 1982, at Volume M-82, Page 7389, Deed Records for Klamath County, Oregon, together with all of the right, title and interest of the undersigned in and to all monies due or to become due on said contract.

The undersigned expressly covenant and warrant to the assignee that the undersigned is the owner of the entire vendor's interest in the Land Sale Contract and the real property and that the unpaid principal balance of the purchase price thereof is \$27,396.83 with interest paid through March 16, 1988 and that the next payment due under said contract is due April 15, 1988 in the sum of \$289.15.

The undersigned further warrants that there are no defenses to the Land Sale Contract which may be asserted by the Buyer and that the undersigned are receiving good and sufficient consideration for their assignment of this contract as well as the real property involved.

IN WITNESS WHEREOF, the undersigned have executed this document on April 1, 1988.

Max H. Neff  
MAX H. NEFF

Betty J. Neff  
BETTY J. NEFF

STATE OF OREGON )

County of Klamath ) ss

April 1, 1988

Personally appeared the above named MAX H. NEFF and BETTY J. NEFF and acknowledged the foregoing document to be their voluntary act and deed.

Before me:

Mary E. Schmitt  
Notary Public for Oregon

My commission expires: 8/26/89

AFTER RECORDING RETURN TO:

James D. Fournier  
Attorney at Law  
P. O. Box 680  
Mt. Angel, OR 97362

TAX STATEMENTS:

William L. Cahill  
5428 Independence Ave  
Klamath Falls, Oregon 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 8th day of April A.D. 19 88 at 9:50 o'clock A.M., and duly recorded in Vol. 1988 of Deeds on Page 5045.

FEE \$5.00

Eve.lyn Biehn County Clerk

By Bernetha J. Helock