

91684

ASSIGNMENT OF CONTRACT

Vol. 288 Page 15575

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 JOHN H. SMITH and BERTHA G. SMITH, husband and wife

assigns, all of the vendee's right, title and interest in and to that certain contract for the sale of real estate dated July 26, 1982, between CHARLES S. SNYDER and JOSEPHINE L. SNYDER, husband and wife as seller and BRIAN R. RITCHEY and ALAN H. RITCHEY who subsequently assigned their interests to MARK E. COLEMAN as buyer, which contract is recorded in the Deed* Miscellaneous* Records of Klamath County, Oregon, in book/reel/volume No. M82 at page 9535 thereof, or as fee/file/instrument/microfilm/reception No. _____ (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 undersigned 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 \$ 53,479.28 with interest paid thereon to September 20, 1988; 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 \$ 64,000.00

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 grammatical 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 officers duly authorized thereunto by order of its board of directors.

DATED: September 15, 1988

Mark E. Coleman
MARK E. COLEMAN

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.

STATE OF OREGON
County of Klamath } ss.
September 15, 1988

Personally appeared the above named
MARK E. COLEMAN
and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:
Fred L. Redd
Notary Public for Oregon
My commission expires: 11/16/91

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 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.

Before me: _____
Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

*Strike whichever word 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.

MARK E. COLEMAN
2552 Monte Verde Way
Sparks, NV 89431
GRANTOR'S NAME AND ADDRESS

JOHN H. SMITH and BERTHA G. SMITH
HC 30 Box 78B
Chiloquin, OR 97624
GRANTEE'S NAME AND ADDRESS

After recording return to:
MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY
407 Main Street
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
SAME AS GRANTEE
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, _____) ss.
County of Klamath

I certify that the within instrument was received for record on the 20th day of Sept., 1988 at 3:36 o'clock PM., and recorded in book/reel/volume No. M88 on page 15575 or as fee/file/instrument/microfilm/reception No. 91684, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Debra M. Mullen Deputy

Fee \$8.00

88 SEP 20 PM 3 36