

92934

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, for the consideration hereinafter stated, hereby grants, bargains, sells, assigns and sets over unto  
SOUTH VALLEY STATE BANK

his heirs, successors and assigns all of the vendee's right,  
between PHYLLIS R. MAY  
as seller, and BATSELL BROS. OIL COMPANY, AN OREGON PARTNERSHIP, RICHARD R. BATSELL AND LARRY D. BATSELL  
as buyer, for the sale and purchase of the following described real estate in KLAMATH County, Oregon:

SEE ATTACHED EXHIBIT "A" BY THIS REFERENCE MADE A PART HERETO.

THIS IS ONE OF FOUR DOCUMENTS SECURING A LOAN TO BATSELL BROS. OIL CO. DATED OCTOBER 17, 1988 IN THE AMOUNT OF \$135,000.00 MATURING OCTOBER 17, 1989.

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 \$26,084.86 with interest paid thereon to SEPT. 27, 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 \$32,000.00  
① However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) ② 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 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: October 18, 1988  
THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.  
(If executed by a corporation, affix corporate seal.)

Richard R. Batsell  
Larry D. Batsell

STATE OF OREGON,  
County of Klamath } ss.  
October 18, 1988

Personally appeared the above named  
Richard R. and Larry D. Batsell  
and acknowledged the foregoing instrument to be a voluntary act and deed.

Before me:  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 6/12/92

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

and  
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 \_\_\_\_\_, 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 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 ①, 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.

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

SOUTH VALLEY STATE BANK  
5215 SOUTH SIXTH STREET  
KLAMATH FALLS, OR 97603  
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

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

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Recording Officer  
By \_\_\_\_\_ Deputy

17754

EXHIBIT "A"  
LEGAL DESCRIPTION

The following described real property is situate in Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

All that portion of Lot 15, Block "C", HOMECREST ADDITION, and Lot 1 and the Westerly 20 feet of Lot 2, Block 3, BRYANT TRACTS, Klamath County, Oregon, lying Northeasterly of Klamath Falls-Malin Highway, (State Highway No. 50), and more particularly described as follows:

Beginning at a point on the South line of Shasta Way which is East a distance of 20.0 feet from the Northeast corner of Lot 1, Block 3, BRYANT TRACTS; thence South 0 degrees 09' 30" East, parallel with the East line of said Lot 1, a distance of 158.5 feet, more or less, to a point on a line parallel to an 100 feet distant Northeasterly at right angles from the center line of the relocated Klamath Falls-Malin Highway (State Highway No. 50); thence North 40 degrees 00' West a distance of 206.56, more or less, to a point on the South line of Shasta Way, said point also being the point of intersection of the North line of Lot 15, Block "C", HOMECREST and the Northeasterly right-of-way line of said Highway; thence East, along the South line of Shasta Way a distance of 131.85 feet, more or less, to the point of beginning.

Tax Account No.: 3909 003AA 05100  
3909 003AA 05100 0A1

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of South Valley State Bank  
of Oct. A.D., 19 88 at 12:04 o'clock P.M., and duly recorded in Vol. M88 day  
of Mortgages on Page 17753

FEE \$13.00

Evelyn Biehn

County Clerk

By Quinn M. Miller