

ASSIGNMENT OF CONTRACT

KNOW ALL MEN BY THESE PRESENTS, That MORRIS W. SLIVKOFF OF

MORRIS W. SLIVKOFF and VERA SLIVKOFF, Husband and wife, hereinafter

called the assignor, for the consideration hereinafter stated, has sold and assigned and hereby does grant, bargain, sell assign and set over his portion of that real property held in fee simple, as community property in the State of Oregon, unto:

the N.I.C. MAGNUM COMPANY, Ltd. a Nevada Corporation, hereinafter

called the assignee, and to their heirs, successors and assigns, all of the assignor's right, title and interest in and to that certain mortgage contract entered into dated March 14, 1977, and recorded in the County of Klamath on March 14, 1977, in Book M-77 at page 4333, between Mortgagor:

CHARLES R. STEWART and THELMA D. STEWART, husband and wife, and Mortgagee:

State of Oregon, represented and acting by the Director of Veteran's AFFAIRS

and assigned to assignor by and through that WARRANTY DEED (INDIVIDUAL) entered into dated December 19, 1978 between mortgagor and assignor, and recorded in the County of Klamath on December 20th, 1978, in Book M-78 at page 26380 all that real property situated in the County of Klamath, State of Oregon, described as:

Lots 19, 20, & 21, Block 53, Malin, in the County of Klamath State of Oregon.

Reference to said recorded contract hereby being expressly made, together with all the right, title, and interest of this assignor in and to all moneys due, and paid thereon. The assignor also hereby conveys to the assignee all his interest in the real property described above and in said contract and the legal title thereto which is held to secure performance of the obligations created thereby. The assignor hereby expressly covenants and warrants to the above named assignee that the assignor is the owner, as restricted by the laws and statutes of the State of Oregon, of assignor's interest in said real property and contract of sale and that the unpaid principal balance of the purchase price thereof is not less than:

\$ 17,673.57 with interest paid thereon to April 01, 2002.

The true, actual, and total consideration paid for this transfer, stated in terms of dollars, is: \$ 22,673.57

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 sets his hand;

DATED this 7 day of February, 1989.

[Signature of Morris W. Slivkoff]

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 appropriate city or county planning department to verify approved uses. State of Oregon, )

) ss. This instrument was acknowledged before me on February 7, 1989, by County of Klamath, ) Mr. MORRIS W. SLIVKOFF

Notary Public for Oregon

Grantor/Assignor:

Morris W. Slivkoff
2105 Fifth Street
Malin, Oregon 97632

Grantee/Assignee and after recording return to:
N.I.C. Magnum Company, Ltd.
1000 E. William St., Suite 100
Carson City, Nevada 89701

Until requested otherwise send all tax statements to ASSIGNEE and:

Department of Veterans' Affairs
700 Summer Street, S. E.
Salem, Oregon 97310-1201

My commission expires: April 1, 1990
State of Oregon, )
County of Klamath, ) ss.

I certify that the within instrument was received for record on the 7th day of Feb., 1989, at 2:43 o'clock P.M., and recorded in book/reel/volume No. M89 on page 2400 or as fee/file/instrument/microfilm/reception No. 96836, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Name Title

By [Signature] Deputy

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