

98574

THIS SPACE RESERVED FOR RECORDER'S USE

Vol. m89 Page 5308

Filed for Record at Request of

TO _____
 Metropolitan Mortgage & Securities Co., Inc
 PO Box 2162
 Spokane, WA 99210
 Attn: Cathy

K-41279
Deed and Seller's Assignment of Real Estate Contract

THE GRANTORS Wilbur C. and Sharon C. Osterberg, husband and wife

for value received conveys and warrants to
 Metropolitan Mortgage & Securities Co., Inc, dba Metropolitan Financial Services, Inc. the grantee

the following described real estate, situated in the County of Klamath

State of OREGON, including any interest therein which grantor may hereafter acquire:

See exhibit "A" attached hereto and by this reference made a part hereof.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 93,372.00. However, the actual consideration consists of or includes other property or value given or promised which is (part of)(the whole) consideration.

"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 uses."

and does hereby assign, transfer and set over to the grantee that certain real estate contract dated the 22nd day of August, 1985

between Wilbur C. and Sharon C. Osterberg, husband and wife

as seller and

as purchaser,

Brij M. and Kasum Katyal, husband and wife

for the sale and purchase of the above described real estate. The grantee assumes no obligations on the real estate contract other than to hold title in trust and give a deed upon payment of contract price. The grantor hereby covenants that there is now unpaid on the principal of said contract the sum of \$110,723.94 approximately.

Dated this 24th day of March, 1989

Wilbur C. Osterberg (Seal)
 Wilbur C. Osterberg
Sharon C. Osterberg (Seal)
 Sharon C. Osterberg

STATE OF OREGON)

) ss.

County of Klamath)

On this day personally appeared before me Wilbur C. and Sharon C. Osterberg
 to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that
 they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 24th day of March, 1989

Debra B. Kingham
 Notary Public in and for the State of Oregon
 Commission Expires 12-19-92

residing at

89 MAR 30 AM 10 29

EXHIBIT "A"

Parcel I:

Beginning at the Northwest corner of Block 6, Original Townsite of Chemult; thence at right angles to the Northwest corner of Block 6 and running in a Westerly direction, a distance of 150 feet; thence at right angles and running in a Southerly direction, a distance of 150 feet; thence at right angles and running in an Easterly direction a distance of 150 feet; thence at right angles and running in a Northerly direction a distance of 150 feet, more or less, to the point of beginning, being a part and portion of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 21, Township 27 South, Range 8 East of the Willamette Meridian, and adjoining said Block 6 of Original Townsite of Chemult on the West.

ALSO Lots 4, 5 and 6 in Block 6 of Chemult, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO a parcel of land situated in the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 21, Township 27 South, Range 8 East of the Willamette Meridian, more particularly described as follows: Beginning at a point which is South 70°40'00" West 150 feet from the Southwest corner of Lot 4, Block 6, Chemult; thence continuing South 70°40'00" West to the West line of said Section 21; thence North along the West line of said Section 21 to its intersection with Westerly prolongation of the Northline of Lot 6, Block 6, Chemult; thence North 70°40'00" East along said prolongation 150 feet; thence South 19°20'00" East 150 feet to the place of beginning; all in Klamath County, Oregon.

Parcel II:

Lot 3, Block 6, CHEMULT, KLAMATH COUNTY, OREGON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 30th day
of March A.D. 19 89 at 10:29 o'clock AM., and duly recorded in Vol. M89
of Deeds on Page 5308
Evelyn Biehn
By Pauline Mulendore County Clerk

FEE \$13.00