

14080

Filed for Record at Request of

TO Western United Life Assurance Co.
P.O. Box 2162
Spokane, WA 99210

ATTN: Erin Stephens - 48837

Return: Mountain Title Co
222 So 6th
Re: 13084

THIS SPACE RESERVED FOR RECORDER'S USE

REVENUE STAMP **7813**
 Vol. 1990 Page 7813

STATE OF OREGON,
 County of Klamath ss.

Filed for record at request of:

Mountain Title co.
 on this 26th day of April A.D., 19 90
 at 1:50 o'clock P.M. and duly recorded
 in Vol. M90 of Deeds Page 7813.
 Evelyn Biehn County Clerk
 By Pauline Muelandore Deputy.
 Fee, \$28.00

Deed and Seller's Assignment of Real Estate Contract

THE GRANTOR AAA Mortgage Company

for value received convey and warrants to Western United Life Assurance Company, a corporation

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:

Lot 12 in Block 2 of THIRD ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Southerly 100 feet thereof.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$15,264.00. However, the actual consideration consists of or includes other property or value given or promised which is all of the 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 approved uses."

and does hereby assign, transfer and set over to the grantee that certain real estate contract dated the 28th day of November, 1983

between Diane Kay Rover

as seller and

Dale Eklund and Kimberly Eklund, husband and wife

as purchaser,

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 \$23,657.08 (approximately)

Dated this 20th day of April, 1990.

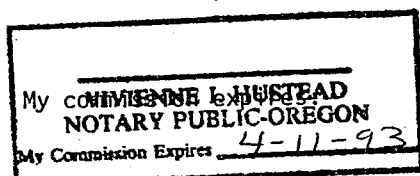
Frank N. Woods (Seal)
 AAA Mortgage Company
 by Frank N. Woods (Seal)

STATE OF Oregon)
) ss.
 County of Klamath)

On this day personally appeared before me Frank N. Woods

to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 20th day of April, 1990.



Vivienne L. Hustead
 Notary Public in and for the State of Oregon
 residing at Klamath Falls

240 APR 26 PM 1:50