

21059
KNOW ALL MEN BY THESE PRESENTS, That the undersigned, hereinafter called the assignor, for the consideration hereinafter stated, has sold and assigned and hereby does grant, bargain, sell, assign and set over unto **MODESTO A. VALENCIA and IRMA A. VALENCIA, husband and wife** hereinafter called the assignee, and to assignee's heirs, successors and assigns, all of the vendor's right, title and interest in and to that certain contract for the sale of real estate dated February 12, 1981 between **State of Oregon, represented and acting by the **** as seller and **John W. Sutlin** as buyer, which contract is recorded in the Deed* Miscellaneous* Records of **Klamath** County, Oregon, in book/reel/volume No. **988** at page **2240** 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 **\$ 19,158.01** with interest paid thereon to **October 3, 1990**; 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**

In construing this assignment, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this assignment shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the undersigned assignor has hereunto executed this assignment; if the undersigned is a corporation, it has caused it to be signed and its seal affixed by an officer duly authorized thereto by order of its board of directors. ****director of Veterans' Affairs**

DATED: **10/3, 1990** **John W. Sutlin**

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.
This instrument was acknowledged before me on **October 3, 1990** by **John W. Sutlin**
Carlton D. Altman
Notary Public for Oregon (SEAL)

My commission expires: **10/31/91**
*Ink is legible and NOTE: If the instrument is not already of record, it should be recorded.
JOHN W. SUTLIN
HC 10, Box 750
Lakeview, OR 97630
Modesto A. and Irma A. Valencia
4219 Pepperwood Dr.
Klamath Falls, OR 97603
GIVEN BY NAME AND ADDRESS
1105 Summer Street NE
Salmon, OR 97316-1201
In Charge
Fee \$28.00

STATE OF OREGON, } ss.
County of **Klamath** }
I certify that the within instrument was received for record on the **4th** day of **Oct.**, 19**90** at **2:45** o'clock **P.M.**, and recorded in book/reel/volume No. **990** on page **20108** or as fee/file/instrument/microfilm/reception No. **21059**, Record of Deeds of said county.
Witness my hand and seal of County affixed.
Evelyn Biehn, County Clerk
NAME TITLE
By **Carol Ann Mullen** Deputy