

37146

MTC 23660

ASSIGNMENT OF VENDOR'S INTEREST IN LAND SALE CONTRACT

COMES NOW, RALPH E. MARKER, as Assignor, and hereby assigns to SANDRA L. CARTER, as Assignee, an undivided one-half interest in that certain Land Sale Contract dated the 26th day of November, 1991, between Assignor as Seller, and Dale Lamb and Rebekah Lamb as Purchasers, a Memorandum of which was recorded on the 5th day of November, 1991, Volume M91, Page 23489 of the deed records of Klamath County, Oregon. The consideration for this assignment is a dissolution of marriage settlement.

Assignor covenants that he is the owner of the Vendor's interest in the contract, that the contract is not in default, and that the balance due to Assignor under the contract is \$37,089.02.

This assignment is irrevocable, and is an assignment for security purposes only.

Assignor agrees that he will strictly enforce the terms of the contract against the Purchasers and that he will provide written notice of any breach of the contract by Purchasers, to Assignee. Assignee's current address is SE 2371 Binns Swiger Loop, Shelton, WA 98584. Assignee will provide Assignor notice of any change in her address.

In the event Assignor forecloses under the contract, or otherwise reacquires equitable title to the property sold thereunder, Assignor agrees to convey an undivided one-half interest in the property to Assignee.

Purchasers hereby agree to make all payments due under said contract through Mountain Title Company as collection escrow agent.

UPON RECORDING RETURN TO:
MOUNTAIN TITLE COMPANY
FORWARD TAX STATEMENTS TO: NO CHANGE

NOV 16 4 23 AM '91

MTC NO: 23660-KR

EXHIBIT B
continued

Exhibit H: An easement 30 feet in width for purposes of ingress and egress lying 30 feet Westerly, measured at right angles, and adjacent to the following describe line:

Beginning at a point, from which the Southwest corner of the NE 1/4 NW 1/4 of Section 14, bears the following three bearings and distances; North 89 degrees 54' 30" West 902.78 feet, North 89 degrees 54' 02" West 1300.46 feet, South 00 degrees 10' 16" West 391.19 feet; thence from said point of beginning, South 2362.64 feet to a point on the South line of the N 1/2 NW 1/4 SW 1/4 of said Section 14.

Exhibit I: An easement 30 feet in width for purposes of ingress and egress lying 30 feet Easterly, measured at right angles, and adjacent to the following describe line:

Beginning at a point, from which the Southwest corner of the NE 1/4 NW 1/4 of Section 14, bears the following three bearings and distances; North 89 degrees 54' 30" West 902.78 feet, North 89 degrees 54' 02" West 1300.46 feet, South 00 degrees 10' 16" West 391.19 feet; thence from said point of beginning, South 2362.64 feet to a point on the South line of the N 1/2 NW 1/4 SW 1/4 of said Section 14.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 8th day
of Nov. A.D., 19 91 at 10:23 o'clock A M., and duly recorded in Vol. M91
of Deeds on Page 23489.

FEE \$53.00

Evelyn Biehn • County Clerk

By Pauline Mullendare

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EXHIBIT B
continued

Exhibit D: An easement for purposes of ingress and egress lying 30 feet Southerly, measured at right angles, and adjacent to the following described line:

Beginning at a point, from which the Southwest corner of the NE 1/4 NW 1/4 of Section 14 bears the following two bearings and distances, North 89 degrees 54' 02" West 1097.61 feet, South 00 degrees 10' 16" West 391.19 feet; thence from said point of beginning South 89 degrees 54' 02" East 202.85 feet; thence South 89 degrees 54' 30" East 902.78 feet to a point.

Exhibit E: An easement for purposes of ingress and egress lying 30 feet Southerly, measured at right angles, and adjacent to the following described line:

Beginning at a point, from which the Southwest corner of the NE 1/4 NW 1/4 of Section 14 bears the following three bearings and distances, North 89 degrees 54' 30" West 902.78, North 89 degrees 54' 02" West 1300.46 feet, South 00 degrees 10' 16" West 391.19 feet; thence from said point of beginning South 89 degrees 54' 30" East 1077.27 feet to a point on the East line of the W 1/2 NE 1/4 NE 1/4 of said Section 14.

Exhibit F: An easement 30 feet in width for purposes of ingress and egress lying 30 feet Westerly, measured at right angles, and adjacent to the following described line:

Beginning at a point, from which the Southwest corner of the NE 1/4 NW 1/4 of Section 14 bears the following two bearings and distances, North 89 degrees 54' 02" West 1097.61 feet; South 00 degrees 10' 16" West 391.19 feet; thence from said point of beginning, South 2372.18 feet to a point on the South line of the N 1/2 NE 1/4 SW 1/4 of said Section 14.

Exhibit G: An easement 30 feet in width for purposes of ingress and egress lying 30 feet Easterly, measured at right angles, and adjacent to the following describe line:

Beginning at a point, from which the Southwest corner of the NE 1/4 NW 1/4 of Section 14, bears the following two bearings and distances, North 89 degrees 54' 02" West 1097.61 feet, South 00 degrees 10' 16" West 391.19 feet; thence from said point of beginning, South 2372.18 feet to a point on the South line of the N 1/2 NE 1/4 SW 1/4 of said Section 14.

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EXHIBIT B
REAL ESTATE CONTRACT

Real Estate Contract, subject to the terms and provisions thereof,
Dated: April 21, 1980
Recorded: April 24, 1980
Volume: M80, page 7662, Microfilm Records of Klamath County, Oregon
Vendor: Lawrence Lee Marsh and Karla M. Marsh, husband and wife
Vendee: Ralph E. Marker and Sandra L. Marker, husband and wife

Exhibit A: An easement 60 feet in width, measured at right angles, for purposes of ingress and egress of which the centerline is more particularly described as follows:

Beginning at a point on the South line of the NW 1/4 NW 1/4 of Section 14 and the centerline of an existing road, from which the Southeast corner of the NW 1/4 NW 1/4 of said Section 14 bears South 89 degrees 59' 40" East 626.00 feet; thence from said point of beginning Northeasterly along the centerline of an existing road, the following six bearings and distances: North 18 degrees 16' 56" East 31.94 feet, North 26 degrees 36' 26" East 66.98 feet, North 45 degrees 16' 11" East 133.72 feet, North 52 degrees 35' 15" East 257.59 feet, North 38 degrees 56' 57" East 65.21 feet, South 89 degrees 54' 02" East 246.55 feet to a point on the West line of the NE 1/4 NW 1/4 of said Section 14, from which the Southeast corner of the NW 1/4 NW 1/4 of said Section 14, bears South 00 degrees 10' 16" West 391.19 feet.

Exhibit B: An easement for the purposes of ingress and egress lying 30 feet Northerly measured at right angles and adjacent to the following described line:

Beginning at a point on the West line of the NE 1/4 NW 1/4 from which the Southwest corner of the NE 1/4 NW 1/4 of Section 14, bears South 00 degrees 10' 16" West 391.19 feet; thence from said point of beginning South 89 degrees 54' 02" East 1300.46 feet; thence South 89 degrees 54' 30" East 1980.06 feet to a point on the East line of the W 1/2 NE 1/4 NE 1/4 of said Section 14.

Exhibit C: An easement for purposes of ingress and egress lying 30 feet Southerly measured at right angles, and adjacent to the following described line:

Beginning at a point on the West line of the NE 1/4 NW 1/4 of Section 14, from which the Southwest corner of the NE 1/4 NW 1/4 of said Section 14 bears South 00 degrees 10' 16" West 391.19 feet; thence from said point of beginning South 89 degrees 54' 02" East 1097.61 feet to a point.

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in Section 14, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a 5/8" iron pin from which the Southwest corner of the NE1/4 NW1/4 of said Section 14 bears the following two bearings and distances: South 89 degrees 35' 57" West 1100.03 feet, North 00 degrees 10' 16" East 409.98 feet; thence from said point of beginning North 89 degrees 43' 16" East 1105.65 feet to a 5/8" iron pin; thence South 788.80 feet to a 5/8" iron pin; thence South 89 degrees 35' 57" West 1105.66 feet to a 5/8" iron pin; thence North 791.15 feet to the point of beginning.

STATE OF OREGON)
) §
COUNTY OF _____)

On the _____ day of _____, 19__, personally
appeared the above-named _____ and
acknowledged the foregoing instrument to be a voluntary act.
Before me:

Notary Public for Oregon
My Commission Expires:_____

STATE OF OREGON)
) §
COUNTY OF _____)

On the _____ day of _____, 19__, personally
appeared the above-named _____ and
acknowledged the foregoing instrument to be a voluntary act.
Before me:

Notary Public for Oregon
My Commission Expires:_____

*Upon recording return to:
Mountain Title Company*

*Forward tax statements to:
Dale & Rebekah Lamb
P.O. Box 841
Klamath Falls, OR 97601*