

52856

Vol. 92 Page 25072

K-44593

To: Western United Life Assurance Company  
P.O. Box 2162, Spokane, WA 99210

#68962

DEED AND SELLER'S ASSIGNMENT OF REAL ESTATE CONTRACT

THE GRANTOR, RALPH I. TWING, an unmarried man and MELBA JEAN NUNN, an unmarried woman, not as tenants in common, but with full rights of survivorship, for value received convey and warrant 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 acquired:

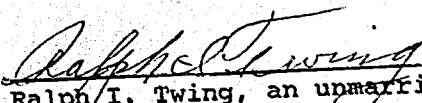
Lot 12 in Block 11 of First Addition to Klamath River Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

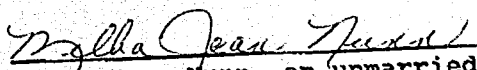
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$25,200. However, the actual consideration consists of or includes other property or value given or promised which is part of consideration.

"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 10th day of October, 1989 between Ralph I. Twing, as seller and Mike E. Green, as purchaser, as evidenced by Memorandum of Contract dated the 10th day of October, 1989, recorded October 20, 1989 in Volume M89 page 20136, Deed Records of Klamath County, Oregon, 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 \$33,415.31.

Dated

  
Ralph I. Twing, an unmarried man

  
Melba Jean Nunn, an unmarried woman

RETURN TO: ASPEN TITLE COMPANY  
525 MAIN STREET  
KLAMATH FALLS, OREGON 97601  
RE: COLLECTION #876

TAXES AS NOW LISTED

STATE OF OREGON

)

) ss.

County of Klamath

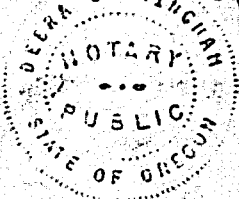
)

On this day personally appeared before me Ralph I. Twing, an unmarried man and Melba Jean Nunn, an unmarried woman, 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 20<sup>th</sup> day of October, 1992

Ralph I. Twing  
Notary Public in and for the  
State of Oregon

My commission expires: 12-19-92



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 26th day  
of Oct. A.D., 19 92 at 2:21 o'clock P.M.; and duly recorded in Vol. M92,  
of Deeds on Page 25072.

Evelyn Biehn - County Clerk

FEE 35.00

By Ralph I. Twing