

70218

MTC 31231

SELLER'S ASSIGNMENT OF CONTRACT AND DEED

THE GRANTOR, THOMAS A. PARKER and PEGGY A. PARKER, husband and wife, for value received, does hereby CONVEY AND WARRANT to OLYMPIC MORTGAGE EXCHANGE, INC., GRANTEE, the following described real property, situated in KLAMATH County, State of OREGON, free of encumbrances except as specifically set forth herein, to-wit:

See Exhibit "A" on reverse side hereof.

The said property is free from encumbrances, EXCEPT: easements, restrictions, covenants and reservations of record.

AND, Grantor does hereby assign, transfer and set over to the Grantee that certain Real Estate Contract, dated May 12, 1983, between Thomas A. Parker and Peggy A. Parker, husband and wife, as Seller, and Peter C. Moody and Teri L. Moody, husband and wife, as Purchaser, which was recorded May 17, 1983, in Volume M83, Page 7733, Official Records of Klamath County, Oregon, for the sale and purchase of the above described real estate. The Grantor hereby covenants that there is now unpaid on the principal of said contract not less than the sum of \$34,256.42, plus interest from October 8, 1993.

The true consideration for this conveyance is \$10.00 and other valuable consideration.

The Grantee assumes no obligations for the performance of any positive covenants or conditions contained in the contract other than to hold title in trust and give a deed upon payment of the contract price. The obligation to perform any other positive covenants or conditions contained in the contract shall remain the sole responsibility of the Grantor, who agrees to defend and hold harmless Grantee from any obligations to perform such conditions or covenants, and will indemnify Grantee for any damages, costs and attorney's fees sustained by Grantee should Grantor breach his said obligations.

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.

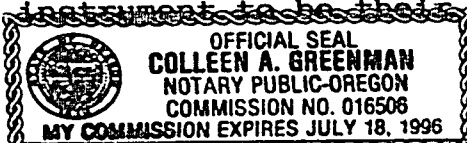
Dated this 21 day of October, 1993.

Thomas A. Parker
Thomas A. Parker

Peggy A. Parker
Peggy A. Parker

STATE OF OREGON, County of Deschutes) ss.

October 21, 1993 personally appeared before me, Thomas A. Parker and Peggy A. Parker, and acknowledged the within and foregoing instrument to be their voluntary act and deed.



Colleen A. Greenman
Notary Public for Oregon
My Commission Expires: 7-18-96

When a change is requested, all tax statements shall be sent to: **No Change**

Grantor:

Thomas A. and Peggy A. Parker
19910 Connarn Rd.
Bend, OR 97701

Grantee:

Olympic Mortgage Exchange, Inc.
164 N. W Greenwood Ave.
Bend, OR 97701

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EXHIBIT "A"

A portion of the S1/2 S1/2 SW1/4 SW1/4 of Section 8, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, lying North and East of Round Lake Road. EXCEPTING THEREFROM the Easterly 465 feet thereof.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co
of Oct. A.D., 19 93 at 1:17 o'clock P M., and duly recorded in Vol. M93 day
of Deeds on Page 27960
Evelyn Biehn County Clerk
By Pauline Muehndole

FEE \$35.00