

77069

03-04-94A10:40 RCVD

KCT #3604

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ASSIGNMENT OF CONTRACT

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 Henry J. Caldwell Jr. and Deborah L. Caldwell, 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 April 15, 1981, between Lance L. Brown and Joyce E. Brown as seller and Donald Jack Neil Jr. and Lorraine Lee Neil as buyer, which contract is recorded in the Deed* Miscellaneous* Records of Klamath County, Oregon, in book/reel/volume No. M81 at page 7137 or as fee/file/instrument/microfilm/reception No. (indicate which), reference to said recorded contract hereby being expressly made, together with all the right, title and interest of the assignor in and to all moneys due and to become due thereon. The assignor also hereby conveys to the assignee the property described in said contract and the legal title thereto which is held to secure performance of the vendee's obligations created thereby. The assignor hereby expressly covenants and warrants to the above-named assignee that the assignor is the owner of the vendor's interest in the real estate described in said contract of sale and that the unpaid principal balance of the purchase price thereof is not less than \$ with interest paid thereon to , 19.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 18,000.00.

ⓐ However, the actual consideration consists of or includes other property or value given or promised which is part of the ☐ the whole ☐ consideration (indicate which).ⓐ

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 executed this assignment; if the undersigned is a corporation, it has caused its name to be signed and its seal affixed by an officer duly authorized thereto by order of its board of directors.

DATED: , 19.

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.

Lance L. Brown
Lance L. Brown
Joyce E. Brown
Joyce E. Brown

(If the signer of the above is a corporation, use the form of acknowledgment below.)

STATE OF OREGON, WASHINGTON

County of Lewis } ss.

This instrument was acknowledged before me on February 28, 1994, by Joyce E. Brown.

Mary R. Durant
Notary Public for Oregon,
Wash. notary

(SEAL)

My commission expires: 8/6/96

* Strike the inapplicable word. NOTE—If not applicable, delete the sentence between the symbols () If the Commission expires, it should be recorded.

STATE OF OREGON, } ss.

County of Klamath }

This instrument was acknowledged before me on 3/2, 1994, by Lance L. Brown.

Trudie Durant
Notary Public for Oregon

My commission expires:



OFFICIAL SEAL
TRUDIE DURANT
NOTARY PUBLIC - OREGON
COMMISSION NO. 027875
EXPIRES SEP. 30, 1997

(SEAL)

Lance & Joyce Brown

PO Box 335

Onalaska WA 98570

GRANTOR'S NAME AND ADDRESS

Henry Jr. & Deborah Caldwell

7990 Hill Rd.

Klamath Falls OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to (Name, Address, Zip):

Klamath County Title Company

422 Main Street

Klamath Falls OR 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):

Kenneth Wilson

PO Box 170

Chemult OR 97731

STATE OF OREGON, } ss.

County of Klamath }

I certify that the within instrument was received for record on the 4th day of March, 1994, at 10:40 o'clock A.M., and recorded in book/reel/volume No. M94 on page 6797 or as fee/file/instrument/microfilm/reception No. 77069, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Trudie Durant Deputy

Fee \$30.00

SPACE RESERVED
FOR
RECORDER'S USE