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K. 46953

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DEED AND SELLER'S ASSIGNMENT OF REAL ESTATE CONTRACT

THE GRANTOR John J. Schifano and Mary K. Schifano, husband and wife, for value received conveys and warrants 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 acquire:

Lot 123, Block 1, TRACT NO. 1060, SUN FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

and does hereby assign, transfer and set over to the grantee that certain real estate contract dated October 20, 1993, between JOHN J. SCHIFANO and MARY K. SCHIFANO, as seller and JIM TINKER and SANDY TINKER, as purchaser, as recorded on November 29, 1993, in Volume M93, at Page 31372, Records of Klamath County, Oregon, for the sale and purchase of the above described real estate.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$17,032.00. However, the actual consideration may consist of or include other property or value given or promised which is all of the 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 approved uses."

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 \$28,066.04 (approximate y).

DATED: this 25 day of Aug., 1994

John J. Schifano
John J. Schifano, husband

Mary K. Schifano
Mary K. Schifano, wife

STATE OF Oregon)
County of Deschutes) ss.

On this day personally appeared before me, John J. Schifano and Mary K. Schifano to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that we signed the same as a free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 25 day of Aug., 1994.



Patricia Lester
Notary Public in and for the State of Oregon
Residing at P.O. Box 536 Lakeview, OR.
My commission expires: 4-1-98

When Recorded Return To:
Western United Life Assurance Company
Attn.: Traci Jo
W. 929 Sprague Ave.
Spokane, WA 99204
Account Reference: #82707

STATE OF OREGON: COUNTY OF KLAMATH: ss

Filed for record at request of Klamath County Title co the 2nd day
of Sept. A.D., 19 94 at 3:37 o'clock P. M., and duly recorded in Vol. M94,
of Deeds on Page 27680.

FEE \$35.00

Evelyn Biehn County Clerk

By G. A. Miller