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10-20-94 11:09 RCV

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THIS SPACE PROVIDED FOR RECORDER'S USE

When Recorded Return To:

MOUNTAIN TITLE COMPANY - Col. #10837
 222 S. 6th Street
 Klamath Falls, OR 97601

ACCOUNT REFERENCE: pln/86232

MTC 396-7237

DEED AND SELLER'S ASSIGNMENT OF REAL ESTATE CONTRACT

THE GRANTOR(S) Western United Life Assurance Company, a corporation, whose address is West 929 Sprague Avenue, Spokane, Washington 99024 for value received conveys and warrants to DONNA N. PERNIGOTTI the following described real estate, situated in the County of Klamath, State of Oregon, together with all after acquired title of the grantor(s) therein: SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

This instrument is limited to the Assignment of the interest acquired by Western United Life Assurance Company under that certain "Partial Deed and Seller's Assignment of Real Estate Contract" recorded August 27, 1984, in Volume M84, Page 14587, Microfilm Records of Klamath County, Oregon.

"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."

and does hereby assign, transfer and set over to the grantee that certain real estate contract dated the 9th day of December, 1981, between Donna N. Pernigotti as seller(s) and Lance L. Lesueur and Mary B. Lesueur, as purchaser(s), for the sale and purchase of the above described real estate. The grantee hereby assumes and agrees to fulfill the conditions of said real estate contract and the grantor hereby covenants that there is now unpaid on the principal of said contract the sum of , approximately.

Dated this 5th day of October, 1994.

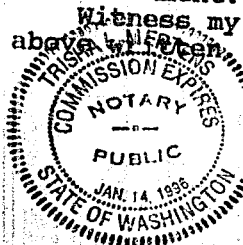
WESTERN UNITED LIFE ASSURANCE COMPANY

BY: Anthony A. Steffens, Vice PresidentBY: Reuel Swanson, Secretary

STATE OF WASHINGTON,)
) ss.
 County of SPOKANE)

On this 5th day of October, 1994, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Anthony A. Steffens and Reuel Swanson to me known to be the Vice President and Secretary, respectively, of Western United Life Assurance Company, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.



Reuel Swanson
 Notary Public in and for the State of Washington,
 residing at Spokane
 My commission expires: 1/14/96

EXHIBIT "A"

PARCEL 1:
 Lot 10, Block 1, HOLLISTER ADDITION, according to the official plat thereof on file
 in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:
 Beginning at a point 21.97 chains South and 5.67 chains West of the corner common
 to Sections 28, 29, 32 and 33, Township 38 South, Range 9 East of the Willamette
 Meridian, Klamath County, Oregon, said point being the most Easterly corner of Lot
 1, Block 95 in Klamath Addition to the City of Klamath Falls, Oregon; thence South
 51° 4' East 70 feet; thence North 38° 56' East 60 feet; thence South 51° 4' East
 50 feet to the Northwestern line of Plum Avenue; thence North 38° 56' East along
 the Northwestern line of Plum Avenue 30.52 feet to the most Southerly corner of
 Block 1 in Hollister Addition to the City of Klamath Falls, Oregon, thence North
 51° 4' West 120 feet; thence South 38° 56' West 90.52 feet more or less to the
 point of beginning, EXCEPTING THEREFROM the Northwestern 20 feet reserved as
 an alley and being a portion of Lot 3, Section 32, Township 38 South, Range 9
 East of the Willamette Meridian, and that portion conveyed to the City of Klamath
 Falls, Oregon, a municipal corporation, by Deed recorded August 2, 1965 in Volume
 M65, page 542, Klamath County Deed Records.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mount, in Title Co the 20th day
 of Oct A.D. 19 94 at 1:19 o'clock A.M. and duly recorded in Vol. M94
 of Deeds on Page 32668

Evelyn Biehn County Clerk
 By David M. Henderson

FEE \$35.00