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11-16-94A11:26 RCVD

MTC 1396-7265

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AFTER RECORDING RETURN TO:  
PARKS & RATLIFF  
228 N. 7th Street  
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:  
Lester L. and Kay Neumeyer  
P. O. Box 164  
Malin OR 97621

ASSIGNMENT AND ASSUMPTION AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, that ROBERT LEON TURNER and AGNES TURNER, Husband and Wife, hereinafter called the assignor, for the consideration hereinafter stated, has sold and assigned and hereby does grant, bargain, sell, assign and set over unto LESTER L. NEUMEYER and KAY NEUMEYER, husband and wife, hereinafter called the assignee, and to the assignee's heirs, successors and assigns, all of the vendee's right, title and interest in and to that certain contract for the sale of real estate date April 30, 1984, between LAURENCE E. JORDAN and JEAN G. JORDAN, as seller, and ROBERT LEON TURNER and AGNES TURNER, as buyer, which contract is recorded in the Microfilm Records of Klamath county, Oregon, in Book M84, Page 20586 thereof, together with all of the right, title and interest of the undersigned in and to the real estate described therein; the undersigned hereby expressly covenants with and warrants to the assignee above named that the undersigned is the owner of the vendee's interest in the real estate described in said contract of sale and that the unpaid balance of the purchase price thereof is not more than \$39,747.03 with interest paid to October 15, 1994. Further, upon compliance by said assignee with the terms of said contract, the undersigned directs that conveyance of said real estate be made and delivered to the order of said assignee.

Assignor fully authorizes and empowers assignee to demand and receive, on performance of all the covenants and conditions of purchaser under the contract of sale, the deed conveying such real property, in the same manner and to the same extent as assignor could do in the absence of this assignment.

The actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In consideration of the assignment made to them, assignee assumes and agrees to pay the balance remaining due on the purchase price of the property, which balance is the sum of <sup>SKN</sup> \$39,747.03 <sup>LLM</sup> ~~\$39,919.93~~ <sup>AMT</sup>, as provided in the contract of sale; and to perform all other obligations of the purchaser under the contract of sale, and indemnify assignor against all claims of seller thereunder. <sup>R.L.T.</sup>

In construing this assignment, where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the undersigned assignor and assignee have hereunto executed this Assignment and Assumption Agreement on the 14th day of <sup>November</sup> ~~October~~, 1994.

ASSIGNOR:

Robert Leon Turner  
Robert Leon Turner

Agnes Turner  
Agnes Turner

ASSIGNEE:

Lester L. Neumeyer  
Lester L. Neumeyer

Kay Neumeyer  
Kay Neumeyer

(NOTARY BLOCK on Page 3)

STATE OF OREGON           )  
                                   ) ss.  
 County of Klamath       )

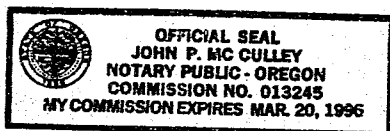
This instrument was acknowledged before m this 14  
 day of Nov, 1994, by Robert Leon Turner and Agnes  
 Turner.

John P. McCulley  
 NOTARY PUBLIC FOR OREGON  
 My Commission expires:

STATE OF OREGON           )  
                                   ) ss.  
 County of Klamath       )

This instrument was acknowledged before m this 14  
 day of Nov, 1994, by Lester L. Neumeyer and Kay  
 Neumeyer.

John P. McCulley  
 NOTARY PUBLIC FOR OREGON  
 My Commission expires:



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 16th day  
 of November A.D., 19 94 at 11:26 o'clock A. M., and duly recorded in Vol. M94,  
 of Mortgages on Page 35213

FEE \$20.00

Evelyn Biehn County Clerk  
 By [Signature]