

93744

01-19-95A11:02 RCVD

When Recorded Return To:
Western United Life Assurance Company
Attn.:
W. 929 Sprague Ave.
Spokane, WA 99204

Volume Page 1268

Account Reference:

#42413.5/ca

DEED AND SELLER'S ASSIGNMENT OF REAL ESTATE CONTRACT

THE GRANTOR, Metropolitan Mortgage & Securities Co., Inc., a corporation, d/b/a Metropolitan Financial Services, Inc., 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:

For legal description, see Exhibit "A" attached and by reference made a part hereof.

and does hereby assign, transfer and set over to the grantee that certain real estate contract dated August 22, 1985, between Wilbur C. Osterberg and Sharon C. Osterberg, as seller and Brij M. Katyal, husband and wife, Vijay Lumba, as purchaser, as recorded on August 23, 1985, in Book M85, at Page 13375, under Instrument No. Deed Records, Records of Klamath County, Oregon, for the sale and purchase of the above described real estate. The Seller's interest was previously assigned to Metropolitan Mortgage & Securities Co., Inc., a corporation, d/b/a Metropolitan Financial Services, Inc., in instrument recorded March 30, 1989 in Volume M89, page 5308, Deed Records of Klamath County, Oregon. The true and actual consideration paid for this transfer, stated in terms of dollars is \$60,700.00. 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 \$60,700.00 (approximately).

DATED: December 8, 1994

Metropolitan Mortgage & Securities Co., Inc., d/b/a
Metropolitan Financial Services, Inc.

By: Doug Greybill, Asst. Vice President

By: Susan Thomson, Asst. Secretary

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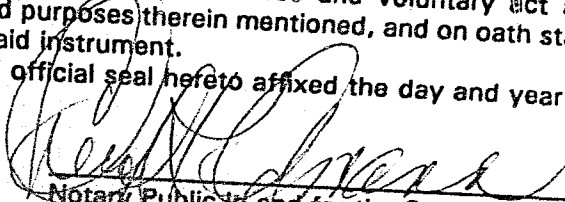
State of Washington

)ss.

County of Spokane

On this 15th day of December, 1994, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Doug Greybill and Susan Thomson to me known to be the Asst. Vice President and Asst. Secretary respectively, of Metropolitan Mortgage & Securities Co., Inc. d/b/a Metropolitan Financial Services, Inc., 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 in this certificate above written.



Notary Public in and for the State of WashingtonResiding at Marshall. My comm. expires: 09/09/1995

EXHIBIT "A"

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

PARCEL 1:

Beginning at the Northwest corner of Block 6, Original Townsite of Chemult; thence at right angles to the Northwest corner of Block 6 and running in a Westerly direction, a distance of 150 feet; thence at right angles and running in a Southerly direction, a distance of 150 feet; thence at right angles and running in an Easterly direction a distance of 150 feet; thence at right angles and running in a Northerly direction a distance of 150 feet, more or less, to the point of beginning, being a part and portion of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 21, Township 27 South, Range 8 East of the Willamette Meridian, and adjoining said Block 6 of Original Townsite of Chemult on the West.

ALSO Lots 4, 5 and 6 in Block 6 of Chemult, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO a parcel of land situated in the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 21, Township 27 South, Range 8 East of the Willamette Meridian, more particularly described as follows: Beginning at a point which is South 70°40'00" West 150 feet from the Southwest corner of Lot 4, Block 6, Chemult; thence continuing South 70°40'00" West to the West line of said Section 21; thence North along the West line of said Section 21 to its intersection with the Westerly prolongation of the North line of Lot 6, Block 6, Chemult; thence North 70°40'00" East along said prolongation 150 feet; thence South 19°20'00" East 150 feet to the place of beginning, all in Klamath County, Oregon.

PARCEL 2:

Lot 3 in Block 6 of Chemult, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
 of _____ January _____ A.D., 1995 at _____ Western United Life Assurance Company _____
 of _____ Deeds _____ at 11:02 o'clock A M., and duly recorded in Vol. _____ 19th day
 on Page 1268
 Bernetha G. Letsch County Clerk
 By Pauline Miller

FEE \$40.00