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95496

ASSIGNMENT OF CONTRACT

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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 LES E. GEMMELL AND SHIRLEY M. GEMMELL, 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 October 15, 1988, between KLAMATH RIVER ACRES OF OREGON, LTD. as seller and THOMAS TURNER AND MOVA C. TURNER, HUSBAND AND WIFE as buyer, which contract is recorded in the Deed* Miscellaneous* Records of Klamath County, Oregon, in book/reel/volume No. M-88 at page 17492 thereof, and/or as fee/file/instrument/microfilm/reception No. 92776 (indicate which), (reference to that recorded contract hereby being expressly made), 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 the contract of sale and that the unpaid balance of the purchase price thereof is not more than \$12,121.29 with interest paid thereon to February 28, 1995; further, upon compliance by the assignee with the terms of the contract, the undersigned directs that conveyance of the real estate be made and delivered to the order of the assignee.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 29,900.00
However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) the whole

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.

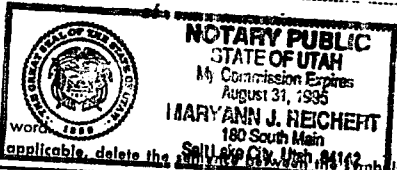
IN WITNESS WHEREOF, the undersigned assignor has hereunto executed this assignment; if the undersigned is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

DATED: February 21, 1995

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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

THOMAS TURNER
MOVA C. TURNER

STATE OF OREGON, County of) ss.
This instrument was acknowledged before me on February 24, 1995, by Thomas Turner and Mova C. Turner
This instrument was acknowledged before me on , 19 , as



Maryann J. Reichert
My commission expires 8-31-95 Notary Public for Oregon UTAH

* Strike the inapplicable word
NOTE - If not applicable, delete the word and the number in parentheses

Grantor's Name and Address
Grantee's Name and Address
After recording return to (Name, Address, Zip):
Klamath River Acres, LTD
P.O. Box 1941
Novato, CA 94948
Until requested otherwise send all tax statements to (Name, Address, Zip):
Les. E. and Shirley M. Gemmell
75246 Road 222
Porterville, CA 93257

SPACE RESERVED FOR RECORDER'S USE

Fee \$30.00

STATE OF OREGON, County of Klamath) ss.
I certify that the within instrument was received for record on the 28th day of Feb, 1995, at 9:59 o'clock A.M., and recorded in book/reel/volume No. M95 on page 4379 and/or as fee/file/instrument/microfilm/reception No. 95496, Record of Deeds of said County.
Witness my hand and seal of County affixed.
Bernetha G. Letsch, County Clerk
NAME TITLE
By Pauline M. Mueland, Deputy