KNOW ALL MEN BY THEFE DED	WARRANTY DEED	Vol. <u>M95</u> Page 21202 iryceADolson, a married woman as her
sole and separate property.	SENTS, That	iryceADolson, a married woman as her
hereinafter called the grantor for the source		
	ieration hereinafter stat	ed, to grantor paid by
hereinafter called the grantee, does bereh	- da4 t 4	
successors and assigns, that certain real pro-	y grant, bargain, sell a	nd convey unto the grantee and grantee's heir
belonging or in any way appertaining, situat	ed in Klamath	nd convey unto the grantee and grantee's heir onts, hereditaments and appurtenances thereun
to-wit:		ents, hereditaments and appurtenances thereun County, State of Oregon, described as follow
APART HEREOF.	N SEE ATTACHED EXH	IIBIT "A" ATTACHED HERETO AND MADE
ATAKI BEREUF.		
(IF SPACE INSUFF	ICIENT, CONTINUE DESCRIPTION	VON REVERSE SIDEI
To mave and to Hold the same unto the	A drantee and desuited	· ·
And grantor hereby covenants to and w	vith grantee and grante	heirs, successors and assigns forever. e's heirs, successors and assigns, that grantor is
awiully seized in fee simple of the above grar	nted premises, free from	e's heirs, successors and assigns, that grantor is all encumbrances
tantor will warrant and farmer the		and that
and demands of all persons whomsoever, excep The true and actual consideration pair	premises and every par	rt and parcel thereof against the lawful claims
The Area and the second whomsoever, except	pt those claiming under	the above described encumbrances
The true and actual consideration paid However, the actual consideration consideration	for this transfer state	ed in terms of date 25000 00
However, the actual consideration committee	of an in the tansier, state	eu in terms of dollars, is \$
	OF OF INCLUDED OT	
	•	property or value given or promised which is
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EXHIBIT "A"

A parcel of land situated in Section 13, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

Commencing at the Southeast Corner of the N1/2 SW1/4 of said Section 13; thence South 88 degrees 47' 09" West along the South line of said N1/2 SW1/4, 150.57 feet to the POINT OF BEGINNING of this description; thence, continuing along said South Line, South 88 degrees 47' 09". West, 748.76 feet to a 5/8 inch iron pin; thence leaving said South Line North 00 degrees 13' 51" East, 703.78 feet to a 5/8 inch iron pin; thence North 83 degrees 24' 13" East, 202.91 feet to a 5/8 inch iron pin marking the beginning of a curve to the left; thence along the arc of a 130.00 feet radius curve to the left (delta = 31 degrees 02' 27"; long chord = North 67 degrees 52' 59" East, 69.57 feet) 70.43 feet to a 5/8 inch iron pin at the end of curve; thence North 52 degrees 21' 46" East, 2.38 feet to a 5/8 inch iron pin on the Southerly right-of-way line of the Sprague River Highway and the beginning of a curve to the left; thence along said Southerly right-of-way line and the arc of a 2904.93 feet radius curve to the left (delta = 6 degrees 38' 47"; long chord = South 41 degrees 33' 08" East, 336.79 feet) 336.98 feet to the end of curve; thence South 44 degrees 52' 31" East, 524.53 feet; thence leaving said Southerly right-of-way line South 45 degrees 07" 29" West, 163.15 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed fo	or record at request ofA	Mountain Title Co. .D., 19 <u>95</u> at <u>3:24</u> o'clock <u>P</u>	the 9th day M., and duly recorded in Vol,
01	August of _	Deedson	Page Bernetha G. Letsch, County Clerk
FEE	\$35.00	Ву	Douline Mullendie

4268

RECORDATION REQUESTED E

WESTERN BANK 2885 South Sixth Street P.O. Box 1864 Klamath Falls, OR 97601-0234

WHEN RECORDED MAIL TO:

WESTERN BANK 2885 South Sixth Street P.O. Box 1864 Klamath Falls, OR 97601-0234

SEND TAX NOTICES TO:

WESTERN BANK 2885 South Sixth Street P.O. Box 1864 Klamath Falls, OR 97601-0234

08-09-95P0B:24 RC

ASSIGNMENT OF LAND SALE CONTRACT

THIS ASSIGNMENT OF LAND SALE CONTRACT IS DATED June 29, 1995, BETWEEN WILFRED TA. JIMMIE LOU JOHNSON (referred to below as "Grantor"), whose address is 4170 ADELAIDE, APT. A, KLAme FALLS, OR 97603; and WESTERN BANK (referred to below as "Lender") whose address is 2885 South Sixth Street, P.O. Box 1864, Klamath Falls, OR 97601-0234.

ASSIGNMENT AND GRANT OF SECURITY INTEREST. For valuable consideration, Grantor grants a security interest in and assigns to Lender all of Grantor's right, title and interest in and to the Collateral described below to secure the indebtedness and agrees that Lender shall have the rights stated in this Agreement with respect to the Collateral and the Property covered by the Contract, in addition to all other rights which

DEFINITIONS. The following words shall have the following meanings when used in this Agreement. Terms not otherwise defined in this Agreement shall have the meanings attributed to such terms in the Uniform Commercial Code. All references to dollar amounts shall mean amounts in lawful

Agreement. The word "Agreement" means this Assignment of Land Sale Contract between Grantor and Lender, and includes without limitation all assignments and security interest provisions relating to the Collateral.

Buyer. The word "Buyer" means JOAN B. DANIEL, whose address is 1004 ELDORADO, KLAMATH FALLS, OR. 97601.

ITP. 1396.75

Collateral. The word "Collateral" means all of Grantor's right, title and interest in and to the Contract and the Property covered by the Contract. In

(a) All proceeds (including insurance proceeds) from the sale or other disposition of any of the property described in this Collateral section.

(b) All existing or subsequently erected or affixed improvements or fixtures, all rents, revenues, income, issues, and profits from the Property, all equipment, furnishings, and other articles of personal property now or subsequently located on or used in connection with the Property, and all additions, substitutions, and replacements of any of the foregoing.

(c) All records relating to any of the property described in this Collateral section, whether in the form of a writing, microfilm, microfiche, or

Contract. The word "Contract" means the land sale contract dated September 26, 1990 in which WILFRED A. JOHNSON and JIMMIE LOU JOHNSON is the seller and JOAN B. DANIEL is the buyer. The Contract was recorded as follows: DOCUMENT RECORDED OCTOBER 2, 1990 IN RECORDS OF KLAMATH COUNTY, STATE OF OREGON, VOL. M90, PAGE 19918. and covers the following real property located in KLAMATH

SEE ATTACHED EXHIBIT "A"

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The Real Property or its address is commonly known as 229 N. ALAMEDA, KLAMATH FALLS, OR 97601.

Grantor. The word "Grantor" means WILFRED A. JOHNSON and JIMMIE LOU JOHNSON.

indebtedness. The word "indebtedness" means all principal and interest payable under the Note and any amounts expended or advanced by Lender to discharge obligations of Grantor or expenses incurred by Lender to enforce obligations of Grantor under this Agreement, together with

Note. The word "Note" means the promissory note or credit agreement dated June 29, 1995, in the original principal amount of \$39,374.45 from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and

Property. The word "Property" means all property covered by the Contract, whether real property or personal property, whether now or hereafter existing, and whether now or hereafter covered by the Contract.

Related Documents. The words "Related Documents" mean and include without limitation all promissory notes, credit agreements, loan agreements, environmental agreements, guaranties, security agreements, mortgages, deeds of trust, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the indebtedness.

RIGHT OF SETOFF. I grant to Lender a contractual possessory security interest in, and hereby assign, convey, deliver, pledge and transfer to Lender, all my right, title and interest in and to all my accounts with Lender (whether checking, savings, or some other account). This includes all accounts I