

MTC 36291

DEED AND SELLER'S ASSIGNMENT OF REAL ESTATE CONTRACT

THE GRANTOR, Edward G. Tolleson and Charlotte L. Tolleson, husband and wife, 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:

See Exhibit "A" attached hereto and by this reference made a part hereof.

and does hereby assign, transfer and set over to the grantee that certain real estate contract dated May 10, 1994, between EDWARD G. TOLLESON and CHARLOTTE L. TOLLESON, husband and wife, as seller and DANNY EDWARD PERRY and MIRA LANNETTE PERRY, husband and wife, as purchaser, as recorded on August 31, 1994, in Volume M94, at Page 27280, and Re-recorded September 23, 1994 in Volume M94, at page 30044, Records of Klamath County, Oregon, for the sale and purchase of the above described real estate.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$22,584.00. 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 \$29,007.06 (approximately).

DATED: this 26th day of September, 1995

Edward G. Tolleson
Edward G. Tolleson

Charlotte L. Tolleson
Charlotte L. Tolleson

When Recorded Return To:

Send Tax Statements to:
No change

Western United Life Assurance Company
Attn.: Traci Jo
W. 929 Sprague Ave.
Spokane, WA 99204

Account Reference: #91124

STATE OF

OREGON

County of

Klamath

) ss.

On this day personally appeared before me, Edward G. Tolleson and Charlotte L. Tolleson to me ^{known to be} the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 26th day of September, 1995.



Kristi L. Redd
Notary Public in and for the State of OREGON
Residing at Klamath County, Oregon
My commission expires: 11/16/95

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Government Lot 28 Section 14, Township 36 South, Range 10, East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM a parcel of land to wit:

Beginning at a point 4360 feet South and 30 feet East of the Northwest corner of Section 14; thence South 260 feet; thence East 243 feet; thence North 260 feet; thence West 243 feet to the point of beginning, being a portion of Government Lot 28, Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

A parcel of land situate in Government Lots 28 and 29, Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point 4360 feet South and 30 feet East of the Northwest corner of Section 14; thence South 300 feet; thence East 243 feet; thence North 300 feet; thence West 243 feet to the place of beginning, being a portion of Government Lots 28 and 29, Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3:

The W1/2 of Government Lot 29 of Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM a parcel of land situate in Government Lots 28 and 29, Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point 4360 feet South and 30 feet East of the Northwest corner of Section 14; thence South 300 feet; thence East 243 feet; thence North 300 feet; thence West 243 feet to the place of beginning, being a portion of Government Lots 28 and 29, Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 27th day
of September A.D., 19 95 at 3:13 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 26215.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Annette Mueller