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21233

## 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 The Hunter Trust, Paul D. Hunter and Diane Fair Hunter, Trustees

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 May 25, 1996, between

Evergreen Mountain Properties, LLC

as seller and

Jimmie M. Fletcher and Donna M. Fletcher

as buyer, which contract is recorded in the Deed\* Miscellaneous\* Records of Klamath County, Oregon, in book/reel/volume No. M96 at page 18402 and/or as fee/title/instrument/microfilm/reception No. 20180 (indicate which), reference to that recorded contract hereby being expressly made, together with all the right, title and interest of the assignor in and to all moneys due and to become due thereon. The assignor also hereby conveys to the assignee the property described in the contract and the legal title thereto which is held to secure performance of the vendee's obligation created thereby. The assignor hereby expressly covenants and warrants to the above-named assignee that the assignor is the owner of the vendor's interest in the real estate described in the contract of sale and that the unpaid principal balance of the purchase price thereof is not less than \$7,000.00 with interest paid thereon to May 25, 1996.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 6,365.00

© However, the actual consideration consists of or includes other property or value given or promised which is ~~the whole~~ consideration (indicate which). ©

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: July 9, 1996

Evergreen Mountain Properties, LLC

By:

Robert W. Skellham

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.

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on July 9, 1996,

by Robert W. Skellham

This instrument was acknowledged before me on July 9, 1996,

by Robert W. Skellham

as Manager

of Evergreen Mountain Properties, LLC



My commission expires 10/10/99

\* Strike inapplicable word. NOTE—If not applicable, delete the sentence between the symbols ©. If the contract is not already of record, it should be recorded.

Evergreen Mtn. Properties, LLC  
P.O. Box 5241  
Klamath Falls, OR 97601

Grantor's Name and Address

The Hunter Trust, Dated 3/4/93  
734 So. Boulder Hwy., #6  
Henderson, NV 89015

Grantee's Name and Address

Klamath County Title Company  
422 Main Street  
Klamath Falls, OR 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):  
Fletcher, Jimmie M. & Donna M.  
2631 Crest ST

Klamath Falls, OR 97603

SPACE RESERVED  
FOR  
RECORDER'S USE

Fee \$30.00

STATE OF OREGON, ) ss.  
County of Klamath

I certify that the within instrument was received for record on the 12th day of July, 1996, at 10:53 o'clock A.M., and recorded in book/reel/volume No. M96 on page 20688 and/or as fee/title/instrument/microfilm/reception No. 21233, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

By Kathleen Bass Deputy

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