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21447

K-48762 Vol. M96 Page 21130



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 Charlene A. Skellham

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 June 1, 1996, between

Country Properties of Oregon, Inc.

as seller and

Perry D. Baugh and Rona J. Baugh

as buyer, which contract is recorded in the Deed* Miscellaneous* Records of Klamath County, Oregon, in book/reel/volume No. M96 at page 20298 and/or as fee/file/instrument/microfilm/reception No. 21038 (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 \$8,900.00 with interest paid thereon to June 1, 1996.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$7,500.00.

① However, the actual consideration consists of or includes other property or value given or promised which is ~~part of~~ the whole consideration (indicate which).①

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 11, 1996.

Country Properties of Oregon, Inc.

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.

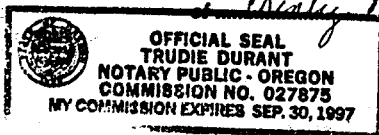
STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on , 19 , by

This instrument was acknowledged before me on 7/11, 1996, by Robert W. Skellham

as Vice-President

Country Properties of Oregon, Inc.



Trudie Durant

Notary Public for Oregon

My commission expires

* Strike inapplicable word. NOTE—If not applicable, delete the sentence between the symbols ①. If the contract is not already of record, it should be recorded.

Country Properties of Or., Inc.

P.O. Box 5241

Klamath Falls, OR 97601

Grantor's Name and Address

Charlene A. Skellham

6528 Valhalla Avenue

Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Klamath County Title Company

422 Main Street CL 5576

Klamath Falls, OR 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):

Baugh, Perry D. and Rona J.

P.O. Box 7983

Klamath Falls, OR 97602

SPACE RESERVED
FOR
RECORDER'S USE

Fee \$10.00

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 16th day of July, 1996, at 3:13 o'clock P.M., and recorded in book/reel/volume No. M96 on page 21130 and/or as fee/file/instrument/microfilm/reception No. 21447, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G Letsch, County Clerk

NAME TITLE
By Cheryl Durant, Deputy

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