

NA

26553

K-45053  
ASSIGNMENT OF CONTRACT

Vol. 1796 Page 32187

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 Henry J. Caldwell, Jr. and Deborah L. Caldwell, as Trustees of the Caldwell Family Trust\* 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 March 5, 1993, between

DANIEL R. NELSON

JEFF W. PATTON

as seller and

as buyer, which contract is recorded in the Deed\* Miscellaneous\* Records of Klamath County, Oregon, in book/reel/volume No. M93 at page 6812 and/or as fee/file/instrument/microfilm/reception No. (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 \$ 20,227.87 with interest paid thereon to September 27, 1996.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 13,729.00

Ⓢ However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) Ⓢ \* uda January 5, 1996, and their successor in Trust 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: 10-2

1996

Daniel R. Nelson

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.

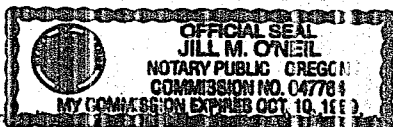
STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on 10-2, 1996, by Daniel R. Nelson.

This instrument was acknowledged before me on 10-2, 1996, by

as

of



My commission expires 10/10/99

Notary Public for Oregon

\* Strike in the sentence between the symbols Ⓢ. If the contract is not already of record, it should be recorded.

Grantor's Name and Address

Grantee's Name and Address

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

Klamath County Title Co #15073

422 Main Street

Klamath Falls OR 97601

Collection Dept.

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

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 10th day of October, 1996, at 11:15 o'clock A.M., and recorded in book/reel/volume No. M96 on page 32187 and/or as fee/file/instrument/microfilm/reception No. 26553, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

NAME

TITLE

By Kathleen Ross, Deputy

96 OCT 10 AM 1:15