

ATC # 04015411

DEED AND SELLER'S ASSIGNMENT OF REAL ESTATE CONTRACT

THE GRANTOR, Charles A. Browning, as his separate estate, for value received conveys and warrants to Entrust Administration, Inc., 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:

Lot 45, Block 81, Klamath Falls Forest Estates Highway 66 Unit, Plat No. 4, in the county of Klamath, State of Oregon

and does hereby assign, transfer and set over to the grantee that certain real estate contract dated October 31, 1994, between Charles A. Browning, as his separate estate, as seller and Orville E. Shorts and Donna J. Shorts, Husband and wife, as purchaser, as recorded on November 1, 1994, in Book M94, at Page 33858, under Fee No. 90473, 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 \$21,307.00. 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 \$32,437.46 (approximately).

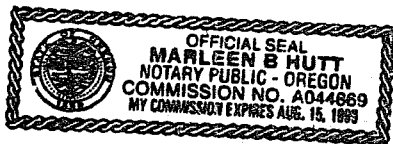
DATED: this 22 day of October, 1996

Charles A. Browning
Charles A. Browning

STATE OF Oregon)
County of Josephine) ss.

On this day personally appeared before me, Charles A. Browning to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 22nd day of October, 1996.



Marleen B. Hutt
Notary Public in and for the State of Oregon
Residing at Cave Junction
My commission expires 8-15-99

When Recorded Return To:

Entrust Administration, Inc.
10390 Santa Monica Blvd Ste 340
a corporation

Account Reference: #101930

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 24th day of October A.D., 19 96 at 3:54 o'clock P M., and duly recorded in Vol. M96 of Deeds on Page 33739

FEE \$30.00

Bernetha G. Letsch County Clerk
By Kathleen Ross