

ATC #04045411

DEED AND SELLER'S ASSIGNMENT OF REAL ESTATE CONTRACT

THE GRANTOR, Entrust Administration, Inc., a corporation, 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 made a part hereof.

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 \$26,274.30. 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

Entrust Administration, Inc.

Hubert Bromma

BY: Hubert Bromma
ITS: Authorized Signer

STATE OF California)
County of Alameda) ss.

On this 22 day of October, 1996, before me, the undersigned, a Notary Public in and for the State of California, duly commissioned and sworn, personally appeared Hubert Bromma to me known to be the Authorized Signer of Entrust Administration, Inc., the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

Debra Greenstein
Notary Public in and for the State of California
Residing at 10390 Santa Monica Blvd. Los Angeles
My commission expires: 6-8-98

When Recorded Return To:

Western United Life Assurance Company
Attn.: Janette Albert
W. 929 Sprague Ave.
Spokane, WA 99204
Account Reference: #101930



"Exhibit A"

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

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 33740.

Bernetha G. Letsch County Clerk

FEE \$35.00

By Bethann Ross