4218-1

32695

## MTC40405KAVOI <u>M97</u> Page <u>4218</u> 3 assignment of contract by vendor

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, and uda 1/5/96 or their successors in 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 sale of real estate dated October 1 1996, between Mervin C. Hanover and Heidi C. Hanover as seller and Jeffrey D. Stewart and Suzann L. Hoy as buyer, which contract is recorded in Deed / Miscellaneous / Records of Lanath County, Oregon, in volume No. 1997 at page 42 thereof, or as instrument No. 32604 (indicate which), (reference to said recorded contract hereby being expressly made), together with all of 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 said contract and the legal title thereto which is held to secure performance of vendee's obligations 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 said contract of sale and that the unpaid balance of the purchase price thereof is not less that \$ 48,499.11

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 executed this assignment; if the undersigned is a corporation, it has caused its name to be signed and its seal affixed by an officer duly authorized thereto by order of its board of directors.

DATED:	February	6	, <sub>19</sub> 97	7	h 1		
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				HETD	IC HANOVER		

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 )	STATE OF)
) ss.	transfer ( ) ss.
County of KLAMATH )	County of)
This instrument was acknowledged	This instrument was acknowledged
before me on February 6, 19 9/	before me on, 19,
by MERVIN C. HANOVER AND	by
HELDI C. HANOVER	This instrument was acknowledged
OPPIGIAL SEAL	before me on , 19 ,
RCLAS MOTARY PUBLIC-OREGON	by
COMMISSION NO. 051815	as
MY COMMISSION EXPIRES MAY, 25, 2000	of
Notary Public for Oregon	Notary Public for
Genterly to Bear	
(SEAL)	(SEAL)
My commission expires: 5/25/2000	My commission expires:

rantor: MERVIN C. HANOVER	After recording return to:
HEIDI C. HANOVER	AMERITITLE ESCROW \$40485 P.O. Box 5017 Klamath Falls, OR 97601
rantee: CALDWELL FAMILY TRUST	Send all tax statements to:
	Henry J. Caldwell, Jr. 7990 Hill Road Klamath Falls, OR 97603

UNTIL REQUESTED OTHERWISE SEND ALL TAX

STATEMENTS TO:

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