

NA 36333

ASSIGNMENT OF CONTRACT

Vol. 1197 Page 11854

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

ULLA HACKER, hereinafter called the assignee, and to assignee's heirs, successors and assigns, all of the vendee's right, title and interest in and to that certain contract for the sale of real estate dated June 1, 1996, between SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

as seller and Vern McTimmonds and Lois McTimmonds as buyer, which contract is recorded in the Deed* Miscellaneous* Records of Klamath County, Oregon, in book/reel/volume No. M96 at page 20760 thereof, and/or as fee/file/instrument/microfilm/reception No. (indicate which), (reference to that recorded contract hereby being expressly made), together with all of the right, title and interest of the undersigned in and to the real estate described therein; the undersigned hereby expressly covenants with and warrants to the assignee above named that the undersigned is the owner of the vendee's interest in the real estate described in the contract of sale and that the unpaid balance of the purchase price thereof is not more than \$ 11,632.26 with interest paid thereon to January 31, 1997; further, upon compliance by the assignee with the terms of the contract, the undersigned directs that conveyance of the real estate be made and delivered to the order of the assignee.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 17,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).

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: February 18, 1997.

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.

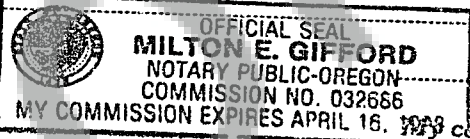
Vern McTimmonds

Lois McTimmonds

STATE OF OREGON, County of Lane ss.

This instrument was acknowledged before me on April 1, 1997, by Vern McTimmonds and Lois McTimmonds by Vern McTimmonds, P.O.A.

This instrument was acknowledged before me on _____, 19____, by _____, as _____ of _____.



Milton E. Gifford

Notary Public for Oregon

* Strike the inapplicable word.

NOTE—If not applicable, delete the sentence between the symbols Ⓢ. If the contract is not already of record, it should be recorded.

Vern and Lois McTimmonds

Grantor's Name and Address

Ulla Hacker

Grantee's Name and Address

Klamath County Title Company
422 Main Street
Klamath Falls, OR 97601

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

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

By _____, Deputy

EXHIBIT "A"

Michael B. Jager and Margaret H. Jager as trustees of the Jager Family Trust
Agreement dated 10/15/91 and Clark J. Kenyon, a married man.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 18th day
of April A.D., 19 97 at 3:14 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 11854

FEE \$35.00

Bernetha G. Letsch, County Clerk
by Kathleen Ross