

SELLER'S ASSIGNMENT OF CONTRACT AND DEED

THE GRANTOR, OLYMPIC MORTGAGE EXCHANGE, INC., for value received, does hereby CONVEY AND WARRANT to ORCHARD FEDERAL SAVINGS BANK, GRANTEE, the following described real property, situated in Klamath County, State of Oregon, free of encumbrances except as specifically set forth herein, to-wit:

Lot 3, Block 4, BREWERS RANCHOS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The said property is free from encumbrances, EXCEPT: easements, restrictions, covenants and reservations of record; and EXCEPT: NONE.

AND, Grantor does hereby assign, transfer and set over to the Grantee that certain Real Estate Contract, dated January 15, 1996, between Kenneth E. Dodd and Sheila E. Dodd, as Seller, and Robert L. Graham and Dawn L. Graham, as Purchaser, a Memorandum of which was recorded January 17, 1996, in Book M96, Page 1424, Official Records of Klamath County, State of Oregon, for the sale and purchase of the above described real estate. The Grantor hereby covenants that there is now unpaid on the principal of said contract not less than the sum of \$53,471.01, plus interest thereon from February 25, 1997.

The true consideration for this conveyance is \$10.00 and other valuable 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.

Dated this 15 day of April, 1997.

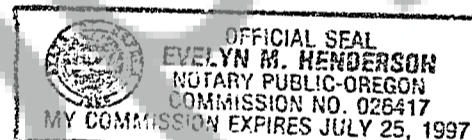
OLYMPIC MORTGAGE EXCHANGE, INC.

by Robert L. Pfister
Robert L. Pfister, President

STATE OF Oregon, County of Deschutes) ss.

This instrument was acknowledged before me on April 15, 1997, by Robert L. Pfister as President of Olympic Mortgage Exchange, Inc.

Evelyn M. Henderson
Notary Public for the State of Oregon
My Commission Expires: 7-25-97



Until a change is requested, all tax statements shall be sent to: **No Change**

Grantor:
Olympic Mortgage Exchange, Inc.
164 NW Greenwood Avenue
Bend, OR 97701

Grantee:
Orchard Federal Savings Bank
728 SW 4th Avenue
Ontario, OR 97914

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Klamath County Title

on this 22nd day of April A.D., 1997
at 2:56 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 12240

Bernetha G. Letsch, County Clerk

By Kathleen Ross
Fee, \$30.00 Deputy: