

43755

Vol. 777 Page 27103

97 AUG 18 P3:12 STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

PREPARED BY & RETURN TO
FIRST WESTERN FEDERAL
SAVINGS BANK
PO BOX 1435
RAPID CITY, SD 57709
605-341-1203

EXEMPT FROM TRANSFER FEE

Klamath County Title
on this 18th day of Aug A.D., 97
at 3:12 o'clock P M. and duly recorded
in Vol. M97 of Deeds Page 27103
Bernetha G. Letsch, County Clerk

Fee: \$30.00

By Leslie J. Watters

Deputy

K-50834
ASSIGNMENT OF CONTRACT-REAL ESTATE

FOR VALUE RECEIVED, THOMAS D. WHEELER, SR., of 4515 Waverly Dr. NE, Albany OR 97321, hereinafter referred to as ASSIGNOR, hereby assigns, sets over, and transfers to FIRST WESTERN FEDERAL SAVINGS BANK, of 402 Main Street, Rapid City, South Dakota 57701, hereinafter referred to as ASSIGNEE, all of Assignor's right, title, and interest in and to that certain Contract-Real Estate by and between Thomas D. Wheeler, Sr. as Seller and Estel Ray Felsing Jr. and Deandra Sue Felsing as Buyer dated October 01, 1996.

Said Contract-Real Estate covering the following described real property located in Klamath County, State of Oregon; to-wit:

Lot 11 in Block 12 of Second Addition to Nimrod River Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Together with 1955 Rohm Mobile Home Identification Number 5272, Style HT

Said contract has been recorded in Book M96, on Page 33783, on October 25, 1996, at the County Recorder's Office of Klamath County, State of Oregon.

The Assignor does hereby guarantee that there is due to them a principal balance of \$21,675.18 and all monthly payments of \$425.00 are current. The date of the next payment due is August 01, 1997.

This agreement shall be deemed to be made and performed in the State of South Dakota and shall be governed by and construed in accordance with the laws of South Dakota. Venue for any litigation concerning this Assignment of Contract-Real Estate shall be in the State of South Dakota. In the event that any term or provision of this Assignment is to be found unenforceable or unlawful for any reason, the remainder of this Assignment shall be carried into effect as though the unenforceable portion was stricken herefrom.

I convey and quit claim to said Assignee all my right and interest in and to the above described real estate.

Dated this 14th day of Aug., 1997

ASSIGNOR:

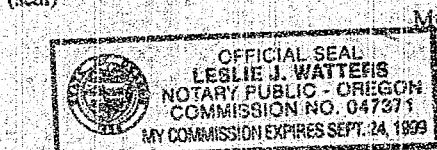
Thomas D. Wheeler Sr.
THOMAS D. WHEELER, SR.

WITNESS

STATE OF Oregon
COUNTY OF Marion

On this the 14th day of Aug., 1997, before me, the undersigned officer, personally appeared THOMAS D. WHEELER, SR., known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Leslie J. Watters
Notary Public
My Commission Expires: 9-24-99