

DEED AND SELLER'S ASSIGNMENT OF REAL ESTATE CONTRACT

THE GRANTOR, Steven King, a married person, for value received conveys and warrants to Patrick & Associates, Inc., 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:

Lot 23 in Block 13 of STEWART ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

and does hereby assign, transfer and set over to the grantee that certain real estate contract dated 10/17/97, between Steven King, as seller and Cole J. Bradley, as purchaser, as recorded on 10-22-97, in Book 197, at Page 34413, under Instrument No. 42211, 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 \$14,889.00. 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 \$35,910.00 (approximately).

DATED: this 17th day of October, 1997

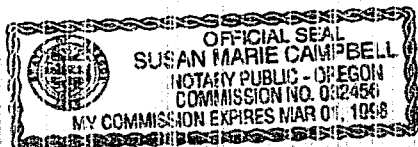
Steven King

Gathy King

STATE OF Oregon)
County of Klamath) ss.

On this day personally appeared before me, Steven King and Gathy King to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 17 day of October, 1997.



Susan Marie Campbell
Notary Public in and for the State of Oregon
Residing at Klamath Falls
My commission expires: 3-1-98

When Recorded Return To:

Patrick & Associates, Inc.
3702 E. Pine Hill Drive
Coeur d'Alene, ID 83814

Account Reference:

#1191327

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Patrick & Associates, Inc.

on this 20th day of October A.D. 1997
at 11:13 o'clock A. M. and duly recorded
in Vol. 197 of Deeds Page 34415

Bernetha G. Leisch, County Clerk