

**DEED AND SELLER'S ASSIGNMENT OF REAL ESTATE CONTRACT**

**THE GRANTOR**, Patrick & Associates, Inc., for value received conveys and warrants to Western United Life Assurance Company, 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 STEWART ADDITION, according to the official plat thereof on ~~ISSUED BY THE CLERK OF THE COUNTY OF KLAMATH COUNTY, OREGON~~

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 10/13/97, between Steven King, as seller and Cole J. Bradley, as purchaser, as recorded on 10-20-97, in Book 197, at Page 34413, under Instrument No. 47211, 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 \$19,311.87. 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 14 day of October, 1997

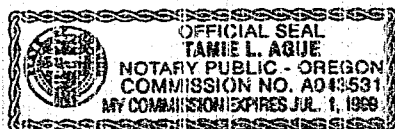
Patrick & Associates, Inc.

[Signature]  
BY: Laura E. Patrick  
ITS: Authorized Agent

STATE OF OREGON )  
County of Marion ) ss.

On this 14 day of October, 1997, before me, the undersigned, a Notary Public in and for the State of Oregon, duly commissioned and sworn, personally appeared Laura E. Patrick to me known to be the Authorized Agent of Patrick & Associates, Inc., the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.



[Signature]  
Notary Public in and for the State of Oregon  
Residing at Salem, OR  
My commission expires: 7/1/99

When Recorded Return To:

Western United Life Assurance Company  
Attn.: Lynda Hankel  
W. 929 Sprague Ave.  
Spokane, WA 99204  
Account Reference: #1191327

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Western United Life  
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 34417

Bernetha G. Letsch, County Clerk

By [Signature]

Fee, \$30.00

Deputy