

98 JAN 26 P3.46

When Recorded Return To:

West Coast Equity
1730 SW Skyline Blvd, Suite 225
Portland, OR 97221

MTC 43514

DEED AND SELLER'S ASSIGNMENT OF REAL ESTATE CONTRACT

The GRANTOR, Sidney J. Thompson, for value received conveys and warrants to the GRANTEE, Cheryl R. and Scott D. Arpan, as tenants by the entirety the following described real estate, situated in the County of Klamath, State of Oregon, Including any interest therein which grantor may hereafter acquire: PLEASE SEE ATTACHED EXHIBIT "A" WHICH IS MADE A PART OF THIS

REFERENCE

---Beginning at a point, which lies North 1 degree 12' West a distance of 331.4 feet along the Section line and North 88 degrees 57' East a distance of 544.5 feet from the iron axle which marks the one quarter section corner common to Sections 10 and 11, Township 39 South, Range 9 East of the Willamette meridian and running thence North 1 degree 12' West parallel to the Section line a distance of 331.4 feet more or less to an iron pin on the north line of the S1/2 of SW 1/4 of NW 1/4 of Section 11; thence South 88 degrees 58' West along the said North line of the S1/2 of SW 1/4 of NW 1/4 of Section 11, a distance of 67.5 feet, to an iron pin; thence South 1 degree 12' East a distance of 331.5 feet, more or less, to the point of beginning, said tract being in the S1/2 of SW 1/4 of NW 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.-----

And does hereby assign, transfer and set over to the grantee that certain real estate contract dated August 4, 1993, between, as seller and Frank W. Branlund, purchaser, as recorded on August 5, 1993, in Book M93, Page 19403. Records of Klamath, County, Oregon, for the sale and purchase of the above described real estate.

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 terms. The grantor hereby covenants there is now unpaid on the principal of said contract the sum of \$20,139.11. (approximately)

DATED: This 22 day of January, 1998.

Sidney J. Thompson
Sidney J. Thompson

STATE OF Utah

ss.

COUNTY OF Millard

On this day personally appeared before me, Sidney J. Thompson provided to be on the basis of satisfactory evidence to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that He signed the same as free and voluntary act and deed, for uses and purposes therein mentioned.

Given under my hand and official seal this 22nd day of Jan. 1998



Notary Public
GARY D. [Name]
First American Title Company
180 South Main, Box 658
Farmington, Utah 84631
My Commission Expires
December 11, 1999
State of Utah

Public in and for the State of _____
Residing at _____

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land being a portion of the S1/2 SW1/4 NW1/4 Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point, which lies North 1 degree 12' West a distance of 331.4 feet along the Section line and North 88 degrees 57' East a distance of 544.5 feet from the iron axle which marks the one quarter section corner common to Sections 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian and running thence: continuing North 88 degrees 57' East a distance of 67.5 feet to a point; thence North 1 degree 12' West parallel to the Section line a distance of 331.4 feet, more or less to an iron pin on the North line of the S1/2 of SW1/4 of NW1/4 of Section 11; thence South 88 degrees 58' West along the said North line of the S1/2 of SW1/4 of NW1/4 of Section 11, a distance of 67.5 feet, to an iron pin; thence South 1 degree 12' East a distance of 331.5 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion lying within the Winter Avenue right of way.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 26th day
of January A.D., 19 98 at 3:46 o'clock P M., and duly recorded in Vol. M98
of Deeds on Page 2434

Bernetha G. Letsch, County Clerk

FEE \$15.00

By Bernetha G. Letsch