

54082

Vol. M98 Page 7034

Until a change is requested
send all tax statements to:

After recording return to:
John C. Urness
644 North A Street
Springfield, OR 97477

No change

ASSIGNMENT OF LAND SALE CONTRACT AND DEED BY VENDOR-SELLER

FOR THE CONSIDERATION stated below BRONELL B. JONES and RUBY G. JONES (Assignor), hereby sells and assigns, and does hereby grant, convey, transfer, sell and assign to BRONELL "BUCK" JONES and RUBY GERALDINE JONES, as Trustees under THE JONES FAMILY LIVING TRUST DATED JANUARY 28, 1998 (Assignee) all their right, interest and title in and to that certain Land Sale Contract dated August 12, 1983, between Assignor as Vendor [seller] and Wilbur C. Osterberg and Sharon Osterberg, husband and wife, as Vendee [purchaser], a Memorandum of which contract is recorded in the Deed and Records of Klamath County, Oregon, Volume M83, at Page 14083, the vendee's interest in which was assigned to Richard S. Caudill and Rachel F. Caudill, husband and wife, on July 24, 1991, recorded at Volume M91, Page 15113 Klamath County Deed Records, together with all of Assignor's right and interest in and to all monies due and to become due under the Contract; and does hereby convey, bargain, and sell the Assignor's right, title and interest (including any after acquired title) in the real property situated in Klamath County, and described as follows:

See Exhibit 1 attached hereto and incorporated herein

By granting and accepting this Assignment and Deed, the parties hereto, hereby agree that in the event civil action is brought to enforce or interpret any of the terms contained herein, the prevailing party shall be entitled to attorney fees both at trial and upon appeal.

In construing this instrument, it is understood that if the context so requires, the singular includes the plural, and that generally grammatical changes shall be made, assumed and applied to make the provisions hereof apply to corporations, partnerships, estates, individuals and other entities.

The unpaid principal balance on the contract as of September 29, 1997 was the sum of \$8,653.65.

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.

98 1100 -4 P 2:00

Ob
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The true and actual consideration paid for this Assignment and Deed is \$*other consideration.*

DATED this 19 day of February, 1998.

Bronell B. Jones
Bronell B. Jones

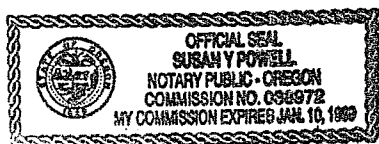
Ruby G. Jones
Ruby G. Jones

Assignor

STATE OF OREGON)

COUNTY OF LANE)

Personally appeared the above named Bronell B. Jones and Ruby G. Jones and acknowledged the foregoing instrument to be their voluntary act and deed before me this 19 day of February, 1998.



Susan Y. Powell
Notary Public for Oregon
My Commission Expires: 1-10-99

EXHIBIT 1

DESCRIPTION OF PROPERTY

The following described real property situated in Klamath County, Oregon:

PARCEL 1: Beginning at a point on the Westerly right of way line of the Dalles California Highway, which lies S. 19°24' E., a distance of 1005 feet from the iron axel which marks the Southeast corner of Lot 1, Block 7, Chemult, Oregon, and running thence continuing S. 19°24' E. along the Westerly right of way line of the Dalles California Highway a distance of 90 feet and along the arc of a 2°56' curve to the left a distance of 10 feet; thence S. 70°36' W. a distance of 300 feet to an iron pin; thence N. 19°24' W. a distance of 100 feet to an iron pin; thence N. 70°36' E. a distance of 300 feet, more or less, to the point of beginning, said tract containing .69 acres more or less, in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 21, Township 27 South, Range 8 E.W.M.

PARCEL 2: A tract of land described as follows: Beginning at a point on the Westerly right of way line of the Dalles California Highway which lies S. 19°24' E. a distance of 1095 feet and along the arc of a 2°56' curve to the left a distance of 10 feet from the iron axel which marks the Southeast corner of Lot 1, Block 7, Chemult, Oregon, and running thence; continuing Southeasterly along the arc of a 2°56' curve to the left a distance of 100 feet to a point; thence S. 70°36' W. a distance of 303.1 feet to an iron pin; thence N. 19°24' W. a distance of 100 feet to an iron pin; thence N. 70°36' E. a distance of 300 feet, more or less, to the point of beginning, said tract containing .69 acres, more or less, in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 21, Township 27 South, Range 8 E.W.M.

PARCEL 3: A tract of land described as follows: Beginning at a point on the Westerly right of way line of the Dalles California Highway which lies S. 19°24' E. a distance of 1095 feet and along the arc of a 2°56' curve to the left a distance of 110 feet from the iron axle which marks the Southeast corner of Lot 1, Block 7, Chemult, Oregon, and running thence, continuing Southeasterly along the arc of a 2°56' curve to the left a distance of 190.2 feet to an iron pin on the Westerly right of way line of the Dalles California Highway on the South section line of Section 21, Township 27 South, Range 8 E.W.M.; thence S. 89°12' W. along the Section line a distance of 340.9 feet to an iron pin which lies N. 89°12' E. along the Section line a distance of 764.5 feet from the Southeast corner of said Section 21; thence N. 19°24' W. a distance of 81.1 feet to a iron pin; thence N. 70°36' E. a distance of 303.1 feet, more or less, to the point of beginning, said tract containing 1 acre, more or less, in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 21, Township 27 South, Range 8 E.W.M.

SAVING AND EXCEPTING from the above described parcels that portion thereof, conveyed to the State of Oregon, by and thru its State Highway Commission by deed recorded June 22, 1954, in Volume 267 page 446, Deed records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of John C. Urness the 4th day of March A.D., 19 98 at 2:00 o'clock P. M., and duly recorded in Vol. M98 of Deeds on Page 7034.

FEE \$40.00

By Bernetha G. Letsch, County Clerk
Kettunen Ross