

## ASSIGNMENT OF CONTRACT AND DEED

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## Recording Information Required by ORS 205.234:

1. Name of Transaction: Assignment of Contract and Deed
2. Name of Parties: Grantor: F. William Honsowetz, Personal Representative of the Estate of Barbara A. Bedard, deceased  
Grantee: Joseph A. Bedard
3. Person to Whom Documents to be Returned: Hamilton W. Budge, Jr.  
Lombard, Gardner, Honsowetz et al  
725 Country Club Rd.  
Eugene, OR 97401
4. True and Actual Consideration: Other than Money
5. Please Send Tax Statements to: No Change
6. Information Required by ORS 205.125: N/A

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KNOW ALL PERSONS BY THESE PRESENTS, that the undersigned F. William Honsowetz, Personal Representative of the Estate of Barbara A. Bedard, deceased, (Lane County Case No. 50-96-01936), ("Grantor") has assigned and hereby does grant, bargain, assign and set over unto Joseph A. Bedard, ("Grantee"), his heirs, successors and assigns, all of Grantor's interest in and to that certain real property, situate in Klamath County, Oregon, more particularly described as follows, to-wit:

Lot 9, Block 4, Tract No. 1042, Two Rivers North, situated in Section 36, Township 25 South, and Sections 1, Township 26 South, Range 7 East, Willamette Meridian, Klamath County, Oregon.

and Grantor's interest in the Vendor's right, title, and interest to that certain unrecorded Land Sale Contract between Barbara A. Bedard, as seller, and Robert P. Kelly and Gail L. Edmundson, as purchaser, dated May 5, 1995.

The true and actual consideration for this transfer is other than money.

In construing this assignment and deed it is understood that if the context so requires, the singular shall be taken to mean and include the plural, the masculine shall include the feminine and the neuter and generally all grammatical changes shall be made, assumed and implied to make the provision hereof apply equally to one or more individuals.

28663

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 7<sup>th</sup> day of July, 1998.

ESTATE OF BARBARA A. BEDARD,  
deceased

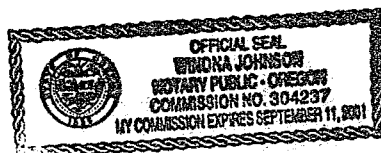
By:

F. William Honsowetz  
Personal Representative

STATE OF OREGON )  
County of Lane ) ss.

July 7, 1998

Personally appeared the above-named F. William Honsowetz, as Personal Representative of the Estate of Barbara A. Bedard, deceased, who acknowledged the foregoing instrument to be his voluntary act and deed. Before me.



William Johnson  
Notary Public for Oregon

Grantee's Address: 8170 S.W. Vlahos Dr. #209  
Willsonville, OR 97070

## CONTRACT FOR THE SALE OF REAL ESTATE

This agreement, made this 5th day of May, 1995 between Barbara A. Bedard, herein called Seller, and Robert P. Kelly and Gail L. Edmundson, herein called Buyer:

AGREEMENT:

Seller agrees to sell and Buyer agrees to buy, real property and its appurtenances described as:

Lot 9, Block 4, Tract No. 1042, Two Rivers North, situated in Section 36, T25S, and Section 1, T26S, R7E, W.M., Klamath County, Oregon.

## Purchase Price:

Shall be paid as follows:

(A)	Cash price	\$10,500.00
(B)	Down payment	\$ 2,100.00
(C)	Unpaid balance	\$8,400.00
	amount to be financed	
(D)	Finance charges	\$4,644.00
(E)	Other charges	\$ 35.00
	recording contract	
(F)	Annual interest rate	9.5%
(G)	Deferred payment price	\$15,179.00
(H)	Total of Payments	\$13,079.00

Buyer will pay the remaining of the purchase price, with interest on the declining outstanding balance at Nine and One Half percent ((9.5%) in 120 equal payments of \$108.70 dollars and on he same day of each calendar month thereafter until the entire unpaid balance of the purchase price has been paid to Seller. Buyer may at any time prepay the entire principal balance without penalty. Payments need to be made to Seller at P.O. Box 7874, Eugene, Oregon 97401-0033. Payments to begin June 20, 1995.

Seller - Barbara A. Bedard  
P.O. Box 7874, Eugene, OR 97401-0033

Barbara A. Bedard

Send tax statements to Buyer.

State of Oregon  
County of Lane

5/26/95 date

Personally appeared before me Barbara A. Bedard and acknowledged the foregoing foregoing instrument to be her voluntary act.

Before me:

Nathleen B. Finley  
Notary Public of Oregon

My Commission Expires SEP 5, 1997  


Buyer - Robert P. Kelly  
Gail L. Edmundson  
606 Applegate, Yoncalla, OR 97499

Robert P. Kelly  
Gail L. Edmundson

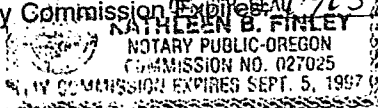
State of Oregon  
County of ~~Lane~~ Douglas

May 17, 1995 date

Personally appeared before me Robert P. Kelly and Gail L. Edmundson and acknowledged the instrument to be their voluntary act.

Before me:

Nathleen B. Finley  
Notary Public of Oregon

My Commission Expires SEP 5, 1997  


STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Hamilton W. Budge, Jr. the 5th day of August A.D., 19 98 at 10:28 o'clock A.M., and duly recorded in Vol. M98 of Deeds on Page 28662.

FEE \$40.00

Bernetha G. Letsch, County Clerk  
By Kathleen Rivers