

71083

DEC -9 110:50

Vol. 198 Page 44907

Assignor's Name and Address

Assignee's Name and Address

After recording, return to (Name, Address, Zip):

AMERITITLE 35691/3460

222 SOUTH SIXTH

KLAMATH FALLS OR 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of _____ } ss.

I certify that the within instrument
was received for record on the _____ day
of _____, 19____, at
_____ o'clock _____ M., and recorded in
book/reel/volume No. _____ on page
_____ and/or as fee/file/instru-
ment/microfilm/reception No. _____,
Records of said County.

Witness my hand and seal of County
affixed.

NAME

TITLE

By _____, Deputy.

MTC 1396-9562

ASSIGNMENT OF CONTRACT and WARRANTY DEED

KNOW ALL BY THESE PRESENTS that the undersigned, hereinafter called the assignor, for the consideration hereinafter stated, has sold and assigned and hereby does grant, bargain, sell, assign and set over unto SADDLE MOUNTAIN CATTLE COMPANY PENSION PLAN an undivided 40.41% INTEREST and JESSICA LAWLESS and DONALD LAWLESS hereinafter called the assignee, and to assignee's heirs, successors and assigns, all of the vendor's right, title and interest in and to that certain contract for the sale of real estate dated JULY 1, 1995, between LAWLESS ROOFING INC. DEFINED BENEFIT PENSION PLAN AND TRUST AS TO A 40.41% INTEREST and ** as seller and YVONNE I. MOORE

as buyer, which contract is recorded in the Records of KLAMATH County, Oregon, in book/reel/volume No. M95 at page 17398, and/or as fee/file/instrument/microfilm/reception No. 2396 (indicate which),

reference to that recorded contract hereby being expressly made, together with all of the right, title and interest of the assignor in and to all moneys due and to become due thereon. The assignor also hereby conveys to the assignee the property described in the contract and the legal title thereto which is held to secure performance of the vendee's obligation created thereby. The assignor hereby expressly covenants and warrants to the assignee that the assignor is lawfully seized in fee simple of the vendor's interest in the real estate described in the contract of sale, free from all encumbrances except (if no exceptions, so state) RESERVATIONS AND RESTRICTIONS OF RECORD, RIGHTS OF WAY AND EASEMENTS OF RECORD AND THOSE APPARENT UPON THE LAND

and that assignor will warrant and forever defend the premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances. The unpaid principal balance of the purchase price thereof is not less than \$ 17,420.50, with interest paid thereon to November 17, 1998.

The contract is not in default, and no offset is claimed by the vendee (or vendee's assignor, if any).
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 17,420.50. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols ☐, if not applicable, should be deleted. See ORS 93.030.)

In construing this assignment, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this assignment shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the undersigned assignor has executed this assignment. If the undersigned is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

**not as tenants in common but with rights of survivorship as to a 59.59% interest
Dated 12-7, 1998 LAWLESS ROOFING INC. DEFINED BENEFIT PENSION PLAN AND TRUST BY: [Signature]

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.

BY: [Signature]
[Signature]
DONALD LAWLESS
[Signature]
JESSICA LAWLESS

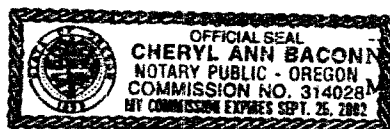
AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

STATE OF OREGON, County of JOSEPHINE) ss.

This instrument was acknowledged before me on 12-7, 1998,
by LEWIS E LAWLESS, DONALD A LAWLESS, AND JESSICA LAWLESS

This instrument was acknowledged before me on _____, 19____

by _____
as _____
of _____



Cheryl Ann Bacon
Notary Public for Oregon
commission expires 9/25/02

44908

EXHIBIT "A"
DESCRIPTION OF PROPERTY

Lots 18 and 19 in Block 5 of Tract 1145, Nob Hill Replat, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM, a tract of land situated in Lot 18, Block 5 of Tract 1145-Nob Hill Replat, duly recorded subdivision, Klamath Falls, Oregon, more particularly described as follow:

Beginning at the Easterly corner common to Lot 17 and said Lot 18, said corner being on the Northwesternly right of way line of Ridge Crest Drive; thence along said Northwesternly right of way line, South 47 degrees 51'00" West 10.00 feet and along the arc of a curve to the left (central angle equals 02 degrees 30'03" and radius equals 630.00 feet) 27.50 feet; thence North 50 degrees 12'52" West 106.34 feet to a point on the Northwesternly line of said Lot 18; thence North 42 degrees 46'01" East 33.48 feet to the Northerly corner common to said Lots 17 and 18; thence South 52 degrees 11'13" East 109.33 feet to the point of beginning, with bearings based on said Tract 1145-Nob Hill Replat.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 9th day
of December A.D., 19 98 at 10:50 o'clock A M., and duly recorded in Vol. M98
of Deeds on Page 44907.

Bernetha G. Letsch, County Clerk

FEE \$35.00

By

Karlton Reed