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Aspen 1503/V
ASSIGNMENT OF CONTRACT

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KNOW ALL MEN 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 Rogue Investments, Inc.

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 June 1, 1992, between

Harvey J. Beene

Luis Segura Guerra and Wendy Sue Guerra, husband and wife

as seller and

as buyer, which contract is recorded in the Deed* Miscellaneous* Records of Klamath County, Oregon, in book/reel/volume No. M-92 at page 15465 and/or as fee/file/instrument/microfilm/reception No. 47477 (indicate which), reference to that recorded contract hereby being expressly made, together with all 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 above-named assignee that the assignor is the owner of the vendor's interest in the real estate described in the contract of sale and that the unpaid principal balance of the purchase price thereof is not less than \$12765.11 with interest paid thereon to December 28, 1998.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 12,050.00

ⓐ However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). ⓑ the whole

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 hereunto 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.

DATED: 2/1, 1999

Charlotte Beene

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 90.930.

Charlotte Beene, Personal Representative of the Estate of Harvey J. Beene

STATE OF OREGON, County of Jackson ss.

This instrument was acknowledged before me on February 1, 1999, by Charlotte Beene

This instrument was acknowledged before me on _____, 19____, by _____



Patricia L. Lane

Notary Public for Oregon

My commission expires Nov. 11, 2002

* Strike inapplicable word. NOTE—If not applicable, delete the sentence between the symbols ⓐ. If the contract is not already of record, it should be recorded.

<u>Luis & Wendy Guerra</u> <u>3306 Laverne</u> <u>Klamath Falls, OR 97603</u> <small>Grantor's Name and Address</small>	
<u>Estate of Harvey J. Beene</u> <u>c/o Brandsness & Rudd, P.C.</u> <u>411 Pine, Klamath Falls, OR</u> <u>97601</u> <small>Grantee's Name and Address</small>	
<small>After recording return to (Name, Address, Zip):</small> <u>Michael P. Rudd</u> <u>411 Pine Street</u> <u>Klamath Falls, OR 97601</u>	
<small>Until requested otherwise send all tax statements to (Name, Address, Zip):</small> <u>Rogue Investment Inc.</u> <u>P.O. Box 821</u> <u>Medford, OR 97501</u>	

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 11th day of February, 1999, at 11:11 o'clock A.M. and recorded in book/reel/volume No. M99 on page 4951 and/or as fee/file/instrument/microfilm/reception No 74515, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Linda Smith, County Clerk

By Kathleen Ross, Deputy

Fee: \$30.00