

# 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 OLYMPIC MORTGAGE EXCHANGE, 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 sale of real estate dated November 28, 1997, between The Estate of David A. Manley, Adam Manley, Personal Representative, as seller and Tod S. Woodford and Ana M. Woodford, Husband and Wife, as buyer, a Memorandum of said contract is recorded in the Records of Klamath County, Oregon, in Volume M97, at Page 39135 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 both herein and 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): NONE 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 \$29,768.18, with interest paid thereon to January 26, 1999. The contract is not in default, and no offset is claimed by the vendee (or vendee's assignor, if any).

SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF

The true and actual consideration paid for this conveyance is \$10.00 and other valuable consideration.

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.

Dated this 15 day of February, 1999.

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.

Adam Manley  
Adam Manley

STATE OF OREGON, County of Lane ) ss.

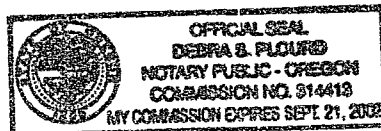
This instrument was acknowledged before me on February 11, 1999.

by Adam Manley.

Debra S. Plourd

Notary Public for Oregon

My Commission Expires: 9/21/02



K53612

Until a change is requested, all tax statements shall be sent to: \*\*No Change\*\*

## Grantor:

Adam Manley  
2183 N. 6th Street  
Springfield, OR 97477-2272

## Grantee/After Recording Return To:

Olympic Mortgage Exchange, Inc.  
164 NW Greenwood Avenue  
Bend, OR 97701

## EXHIBIT "A"

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

A tract of land located in the W½ of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the West quarter corner of said Section 1, said corner being the true point of beginning; thence North 00°01'12" East along the West line of said Section 1 a distance of 2588.97 feet to the Northwest corner thereof; thence South 89°39'59" East along the North line thereof, 1307.67 feet to the Northeast corner of the W½ of the NW¼ of said Section 1; thence South 00°01'00" West along the East line thereof, 2600.97 feet to the Southeast corner thereof; thence South 89°08'54" East along the North line of the SW¼ of said Section 1, a distance of 747.79 feet; thence South 26°37'02" West 113.67 feet; thence South 62°40'27" East, 121.83 feet to the Western right of way line of Crescent Lake County Road 429; thence South 27°08'24" West along said right of way 564.02 feet to the center thread of Cold Creek; thence Westerly and upstream of Cold Creek the following bearings and distances: North 64°50'20" West, 23.05 feet; South 64°49'59" West, 44.67 feet; North 66°51'55" West, 128.81 feet; South 61°42'02" West, 95.69 feet; North 50°54'16" West, 24.24 feet; North 4°23'16" West, 77.48 feet; South 69°48'44" West, 51.41 feet; North 60°42'39" West, 24.08 feet; North 10°16'10" East, 51.27 feet; South 86°56'54" West, 27.19 feet; South 65°50'56" West, 125.53 feet; South 49°34'16" West 44.33 feet; North 87°03'34" West, 216.16 feet; North 57°40'20" West, 99.47 feet; South 80°10'56" West, 196.81 feet; North 61°17'07" West, 79.93 feet; South 76°40'15" West, 200.12 feet; North 80°43'23" West, 96.02 feet; North 64°28'39" West, 51.18 feet; South 79°18'39" West, 255.58 feet; North 63°28'04" West, 40.00 feet and North 89°24'37" West, 145.84 feet to the West line of said Section 1; thence leaving the thread of said stream, North 00°18'39" East along said West line, 609.54 feet to the true point of beginning, with bearings and distances based on Minor Partition 51-83 as filed in the Klamath County Engineer's Office.

STATE OF OREGON : COUNTY OF KLAMATH ss.

Filed for record at request of First American Title the 17th day  
of February A.D., 1999 at 1:26 o'clock P. M., and duly recorded in Vol. M99  
of Deeds on Page 5520

Linda Smith, County Clerk

FEE \$40.00

by Kathleen Rosal