

DEED AND SELLER'S ASSIGNMENT OF REAL ESTATE CONTRACT

THE GRANTOR, Alfred L. Edgar and Wyatt D. Ledbetter, for value received conveys and warrants to Western United Life Assurance Company, a corporation, **THE GRANTEE**, the following described real estate, situated in the County of Klamath, State of Oregon, including any interest therein which grantor may hereafter acquire:

Lot 18 in Block 8 of STEWART ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

and does hereby assign, transfer and set over to the grantee that certain Real Estate Contract dated December 21, 1995, between Alfred L. Edgar and Wyatt D. Ledbetter, as seller and James Bennette Weems, as purchaser, as recorded on April 8, 1997, in Volume M97, at Page 10403, Records of Klamath County, Oregon, for the sale and purchase of the above described real estate.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$21,642.10. However, the actual consideration may consist of or include other property or value given or promised which is all of the consideration.

"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."

The grantee assumes no obligations on the real estate contract other than to hold title in trust and give a deed upon payment of contract price. The grantor hereby covenants that there is now unpaid on the principal of said contract the sum of \$25,002.12 (approximately).

DATED: this 7 day of May, 1999

Alfred L. Edgar
Alfred L. Edgar

Wyatt D. Ledbetter
Wyatt D. Ledbetter

When Recorded Return To:

WESTERN UNITED LIFE ASSURANCE COMPANY
METROPOLITAN FINANCIAL CENTER
601 W 1ST AVE DEPT 113300
SPOKANE WA 99201-5013

Account Reference: #10002844

STATE OF OREGON)
County of KLAMATH) ss.

On this day personally appeared before me, Alfred L. Edgar and Wyatt D. Ledbetter to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 7th day of MAY, 1999.

State of Oregon, County of Klamath
Recorded 5/11/99, at 3:39 PM
at the referenced page, Vol. M99.
Linda Smith, County Clerk
Fee \$ 30.-

Linda Smith

Peggy Idonas
Notary Public in and for the State of OREGON
Residing at Chiloquin, OREGON
My commission expires: 12/16/2002

