

DEED AND SELLER'S ASSIGNMENT OF REAL ESTATE CONTRACT

THE GRANTOR, METROPOLITAN MORTGAGE & SECURITIES CO., INC., a corporation dba Metropolitan Financial Services, Inc., a corporation, for value received and in consideration of \$19,190.84 conveys and warrants to the Bank of New York, as trustee, pursuant to that certain Pooling and Servicing Agreement dated as of April 1, 1998, related to Metropolitan Asset Funding, Inc., II, Mortgage Pass-Through Certificates, Series 1998-A, whose mailing address is c/o MetWest Mortgage Services, Inc., Metropolitan Financial Center, 601 W. 1st Ave, Dept 113200, Spokane, WA 99201-5013, 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:

FOR LEGAL DESCRIPTION, SEE EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

Tax ID#3610-01400-01400, -01500, -01600

Property Address: 23935 SQUAW FLAT RD, SPRAGUE RIVER, OR

and does hereby assign, transfer and set over to the grantee that certain real estate contract dated 05/10/94, between EDWARD G. TOLLESON AND CHARLOTTE L. TOLLESON, HUSBAND AND WIFE, as seller and DANNY EDWARD PERRY AND MIRA LANNETTE PERRY, HUSBAND AND WIFE, as purchaser, as recorded on 08/31/94, as VOLUME M94 OF DEEDS, PAGE 27280; AND RE-RECORDED 09/23/94, VOLUME M94 OF DEEDS, PAGE 30044, Records of KLAMATH County, OR, for the sale and purchase of the above described real estate.

"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 \$19,190.84 (approximately).

File at the Request of &
When Recorded Return to:
MetWest Mortgage Services, Inc.
Metropolitan Financial Center
601 W. 1st Ave, Dept 113200
Spokane, WA 99201-5013

Acct #911248

Prepared By: Cheryl Amann
1 800 541 0826

Until requested otherwise
send all tax statements to:
DANNY EDWARD AND MIRA LANNETTE PERRY
PO BOX 8197
KLAMATH FALLS, OR 97602

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20029

Dated: February 17, 1999

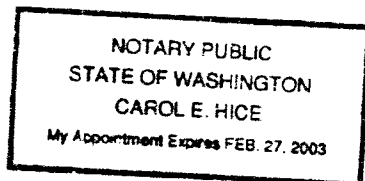
Metropolitan Mortgage & Securities Co., Inc.

Donna Fender
By: Donna Fender, Assistant Vice President

STATE OF WASHINGTON)
)ss.
COUNTY OF SPOKANE)

On February 17, 1999, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **Donna Fender** to me known to be the **Assistant Vice President of Metropolitan Mortgage & Securities Co., Inc.**, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.



Carol E Hice
Notary Public in and for the State of
Washington, residing in Spokane County.
Expiration date 2.27.2003

Drafted by:
Carol Hice, of
Metwest Mortgage Services, Inc.
Metropolitan Financial Center
601 W. 1st Avenue, Dept 113200
Spokane, WA 99201-5013
1-800-541-0828, ext 2151

911248

20030

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Government Lot 28 Section 14, Township 36 South, Range 10, East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM a parcel of land to wit:

Beginning at a point 4360 feet South and 30 feet East of the Northwest corner of Section 14; thence South 260 feet; thence East 243 feet; thence North 260 feet; thence West 243 feet to the point of beginning, being a portion of Government Lot 28, Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

A parcel of land situate in Government Lots 28 and 29, Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point 4360 feet South and 30 feet East of the Northwest corner of Section 14; thence South 300 feet; thence East 243 feet; thence North 300 feet; thence West 243 feet to the place of beginning, being a portion of Government Lots 28 and 29, Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3:

The W1/2 of Government Lot 29 of Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM a parcel of land situate in Government Lots 28 and 29, Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point 4360 feet South and 30 feet East of the Northwest corner of Section 14; thence South 300 feet; thence East 243 feet; thence North 300 feet; thence West 243 feet to the place of beginning, being a portion of Government Lots 28 and 29, Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

State of Oregon, County of Klamath
Recorded 5/20/99, at 9:34 a.m.
In Vol. M99 Page 20028
Linda Smith, County Clerk
Fee \$ 40 -

Linda Smith