

EscID#13084  
MWAacct #488379/ica

1999 JUN 17 PM 2: 40

**DEED AND SELLER'S ASSIGNMENT OF REAL ESTATE CONTRACT**

THE GRANTOR, Western United Life Assurance Company, a corporation for value received and in consideration of \$517,756.51 conveys and warrants to Associates Financial Services Company, Inc., a corporation, whose mailing address is 105 Decker Drive, 7 Crestview, Irving Texas 75062, 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 12, Block 2, THIRD ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Southerly 100 feet thereof.

Tax ID#3909-108D-1500

Property Address: 3227 LAVERNE AVE, KLAMATH FALLS, Oregon

and does hereby assign, transfer and set over to the grantee that certain real estate contract dated 11/28/83, between Diane Kay Rover, as seller and Dale Eldund and Kimberly Eldund, husband and wife, as purchaser, as recorded on 11/29/83, as Vol M83, Page 20437, Microfilm Records, Records of KLAMATH County, Oregon, 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 \$517,756.51 (approximately).

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✓ File at the Request of &

When Recorded Return to:

Associates Financial Services Company, Inc.  
105 Decker Drive, 7 Crestview  
Irving Texas 75062

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Prepared By:

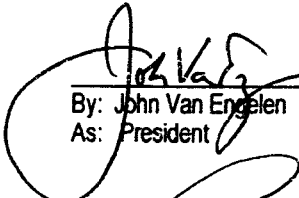
Until requested otherwise  
send all tax statements to:  
Dale Eldund and Kimberly Eldund  
3227 LAVERNE AVENUE, KLAMATH FALLS, OR 97603

35

23941

Dated: December 7, 1998

Western United Life Assurance Company

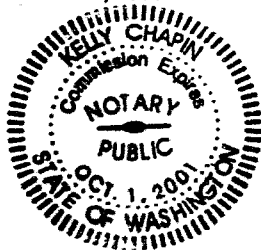
  
By: John Van Engelen  
As: President


  
By: Reuel Swanson  
As: Secretary

STATE OF WASHINGTON )  
 )SS.  
COUNTY OF SPOKANE )

I certify that I know or have satisfactory evidence that John Van Engelen and Reuel Swanson, are the parties who appeared before me, and said person(s) acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it as the President and Secretary of Western United Life Assurance Company to be the free and voluntary act of such parties for the uses and purposes mentioned in this instrument.

Dated: December 7, 1998



  
Notary Public in and for the State of  
Washington, residing in Spokane County.  
My commission expires: 10/01/01

State of Oregon, County of Klamath  
Recorded 6/17/99, at 2:40 p m.  
In Vol. M99 Page 23940

Linda Smith,  
County Clerk Fee \$ 35 KL