

K-54053

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

**THE GRANTOR**, FRED D. TUTTLE AND PAMELA K. TUTTLE, HUSBAND AND WIFE, for value received conveys and warrants to A.B. Merrill, Inc., 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:

A parcel of land situated in the NE1/4NW1/4 of Section 24, Township 31 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:  
All of that portion of said NE1/4NW1/4 lying Westerly of the Westerly right of way line of the U.S. Highway No. 97 and North of the centerline of Sand Creek.

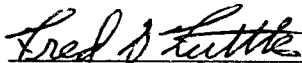
and does hereby assign, transfer and set over to the grantee that certain real estate contract dated April 1, 1997, between FRED D. TUTTLE AND PAMELA K. TUTTLE, HUSBAND AND WIFE, as seller and STEVEN D. ALLEN AND ARLENE D. ALLEN, HUSBAND AND WIFE, as purchaser, as recorded on April 1, 1997, in Volume M97, at Page 9495, 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 \$95,000.00. 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 \$186,611.36 (approximately).

DATED: this 11 day of June, 1999.



FRED D. TUTTLE



PAMELA K TUTTLE

After recording return to:

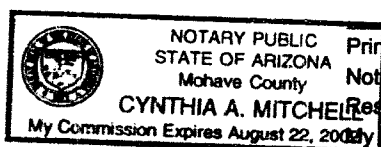
A.B. Merrill, Inc.  
222 US Highway One, Suite 208-H  
Tequesta, FL 33469

NO change on taxes.

STATE OF Arizona )  
 ) ss.  
 County of Mohave )

On this day personally appeared before me, FRED T TUTTLE and PAMELA K TUTTLE to me known to be the individual(s) 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 11 day of June, 1999.



Cynthia A. Mitchell  
 Printed/Typed Notary Name Cynthia A. Mitchell  
 Notary Public in and for the State of Arizona  
 Residing at/in The Stockmen Bank  
 My commission expires 8-22-02

THIS SPACE PROVIDED FOR RECORDER'S USE

**When Recorded Return By Mail To:**

A.B. Merrill, Inc.  
 222 US Highway One Suite 208-H  
 Tequesta, FL, 33469

Prepared By: Shelli Findley

Account Reference # 10003413

State of Oregon, County of Klamath  
 Recorded 6/21/99, at 2:52 p. m.  
 In Vol. M99 Page 24351  
 Linda Smith,  
 County Clerk Fee \$ 35 KL