

DEED AND SELLER'S ASSIGNMENT OF REAL ESTATE CONTRACT

THE GRANTOR, Howard Steve Condley and Dixie Rae Condley, Married Persons, 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:

All that portion of the E 1/2 of the NW 1/4 of the SW 1/4 of Section 11, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying South of the Centerline of the Sprague River and Westerly of the Road known as the Drews Ranch Road.

and does hereby assign, transfer and set over to the grantee that certain real estate contract dated December 2, 1981, between Howard Steve Condley and Dixie Rae Condley, as seller and Clyde Gahn and Phyllis Gahn, as purchaser, as recorded on December 3, 1981, in Volume M81, at Page 20815, 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 \$21,500.11. 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 \$25,036.25 (approximately).

DATED: this 13 day of Jan, 2000.

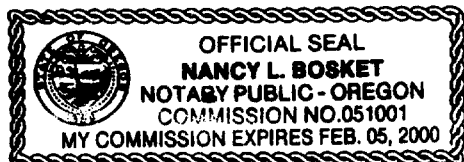
X Howard S. Condley
Howard Steve Condley

X Dixie Rae Condley
Dixie Rae Condley

STATE OF Oregon)
County of Lane) ss.

On this day personally appeared before me, Howard Steve Condley and Dixie Rae Condley 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 13th day of January, 2000.



Nancy L. Bosket
Printed/Typed Notary Name
Notary Public in and for the State of Oregon
Residing at/in Florence
My commission expires 2/5/00

THIS SPACE PROVIDED FOR RECORDER'S USE

When Recorded Return By Mail To:

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

Prepared By: Dawn Phillips

Account Reference # 10007731

State of Oregon, County of Klamath

Recorded 1/18/00, at 11:41 a. m.

In Vol. M00 Page 1593

Linda Smith,

County Clerk Fee \$ 26⁰⁰