

AFTER RECORDING RETURN TO:
 Michael Ratliff
 Ratliff & Whitney-Smith
 905 Main Street, Ste 200
 Klamath Falls OR 97601

SEND TAX STATEMENTS TO:
 Jean S. Bailey, Trustee
 Jean S. Bailey Living Trust
 UAD June 15, 1995
 4046 Greensprings Drive
 Klamath Falls, OR 97601

ASSIGNOR'S NAME AND ADDRESS
 Jean S. Bailey
 4046 Greensprings Drive
 Klamath Falls, OR 97601

ASSIGNEE'S NAME AND ADDRESS
 Jean S. Bailey, Trustee
 Jean S. Bailey Living Trust
 UAD June 15, 1995
 4046 Greensprings Drive
 Klamath Falls, OR 97601

MTC 1396-1627

ASSIGNMENT OF CONTRACT and BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS that the undersigned, hereinafter called the assignor, for the consideration hereinafter stated, has sold and assigned and hereby does grant, bargain, sell, assign and set over unto **JEAN S. BAILEY, TRUSTEE, JEAN S. BAILEY LIVING TRUST UAD JUNE 15, 1995**, hereinafter called the assignee, and to assignee's heirs, successors and assigns, all of the vendor's right, title and interest in and to that certain contract for the sale of real estate dated October 13, 1979, between **JEAN S. BAILEY** as seller and **FELICISIMO E. VISICO and GERTRUDE S. VISICO, Husband and Wife**, as buyer, which contract is recorded in the records of Klamath County, Oregon in Volume No. M79, at Page 24984 of the Deed Records of Klamath County, Oregon, reference to that recorded contract hereby being expressly made, together with all of the right, title and interest of the assignor in and to all moneys due and to become due thereon. The assignor hereby conveys to the assignee the property described in the contract and the legal title thereto which is held to secure performance of the vendee's obligation created hereby. The unpaid principal balance of the purchase price thereof is not less than \$30,572.68. There is also unpaid interest due in the amount of \$6,455.69, as of January 31, 1999.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$-0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this assignment, where the consent so requires, the singular includes the plural and all grammatical changes shall be made so that this assignment shall apply equally to corporations and to individuals.

9 IN WITNESS WHEREOF, the grantor has executed this assignment this day of February 2000; if a corporate grantor, it has caused

AMERITITLE, has recorded this instrument by request as an accomodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

Jean S. Bailey
 Jean S. Bailey
 Subscribed by:

Walter L. Supraw Ann M. Wolfskill
 Witness

Mildred C. Luff
 Witness

Jean S. Bailey by her mark and
 thumbprint

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

STATE OF OREGON; County of Klamath) ss.

BEFORE ME, KAY HEATH, a Notary Public in and for said county and state on the 9 day of February, 2000, personally appeared JEAN S. BAILEY, to me known to be the identical person who executed the within and foregoing instrument by her mark in my presence and in the presence of Ann M. Wolfskill, who specifically wrote the name of the signer, and Eleanor SUPRAW & Mildred C. Luff as witnesses, and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL the day and year last above written.



Kay Heath
 NOTARY PUBLIC FOR OREGON
 My Commission expires: 5-18-2002

STATE OF OREGON

)

) ss.

AFFIDAVIT OF WITNESS

County of Klamath

)

I, ELEANOR SUKRAW, being first duly sworn, depose and say:

That I am a resident of the County of Klamath, State of Oregon.

That I personally know Jean S. Bailey, of 4046 Greensprings Drive, Klamath Falls, Oregon.

That on the 9 day of February, 2000, I witnessed Jean S. Bailey place her mark as signator on a Assignment of Contract and Bargain and Sale Deed wherein Jean S. Bailey is assignor/grantor, and Jean S. Bailey, Trustee, Jean S. Bailey Living Trust UAD June 15, 1995, is assignee/grantee, assigning her interest as vendor in and to that certain contract for the sale of real estate dated October 13, 1979, between Jean S. Bailey, as seller, and Felicisimo E. Visico and Gertrude S. Visico, Husband and Wife, as buyer, recorded in Volume M79, Page 24984 of the Deed Records of Klamath County, Oregon, and conveying the following property, to-wit:

The North half of the Southeast quarter and the South half of the Northeast quarter of Section 19, Township 35 South, Range 12 East of the Willamette Meridian in the County of Klamath and State of Oregon.

Further the affiant sayeth not.

DATED this 9 day of February, 2000.

Mrs. Eleanor Sukraw
Witness

SUBSCRIBED AND SWORN TO BEFORE ME this 9 day of February, 2000, by ELEANOR SUKRAW.



Kay Heath
NOTARY PUBLIC FOR OREGON
My Commission expires: 5-18-2002

STATE OF OREGON

)

) ss.

AFFIDAVIT OF WITNESS

County of Klamath

)

I, Mildred C. Luft, being first duly sworn, depose and say:

That I am a resident of the County of Klamath, State of Oregon.

That I personally know Jean S. Bailey, of 4046 Greensprings Drive, Klamath Falls, Oregon.

That on the 9 day of February, 2000, I witnessed Jean S. Bailey place her mark as signator on a Assignment of Contract and Bargain and Sale Deed wherein Jean S. Bailey is assignor/grantor, and Jean S. Bailey, Trustee, Jean S. Bailey Living Trust UAD June 15, 1995, is assignee/grantee, assigning her interest as vendor in and to that certain contract for the sale of real estate dated October 13, 1979, between Jean S. Bailey, as seller, and Felicisimo E. Visico and Gertrude S. Visico, Husband and Wife, as buyer, recorded in Volume M79, Page 24984 of the Deed Records of Klamath County, Oregon, and conveying the following property, to-wit:

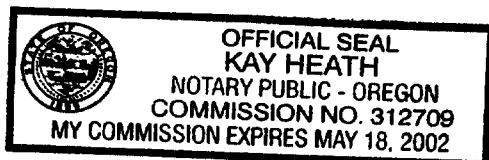
The North half of the Southeast quarter and the South half of the Northeast quarter of Section 19, Township 35 South, Range 12 East of the Willamette Meridian in the County of Klamath and State of Oregon.

Further the affiant sayeth not.

DATED this 9 day of February, 2000.

Mildred C. Luft
Witness

SUBSCRIBED AND SWORN TO BEFORE ME this 9 day of February, 2000, by Mildred C. Luft.



Kay Heath
NOTARY PUBLIC FOR OREGON
My Commission expires: 5-18-2002

State of Oregon, County of Klamath
Recorded 2/17/00, at 11:33a. m.
In Vol. M00 Page 5096
Linda Smith,
County Clerk Fee\$ 41.00