

4588

200 SEP 11 PM 2:01

**ASSIGNMENT OF CONTRACT OF SALE
OF REAL PROPERTY BY SELLER OR SELLER'S
SUCCESSOR IN INTEREST**

Vol M00 Page 33141

AFTER RECORDING, RETURN TO:
FIRST AMERICAN TITLE INSURANCE CO.
1.

State of Oregon, County of Klamath
Recorded 09/11/00, at 2:01 p.m.
In Vol. M00 Page 33141
Linda Smith,
County Clerk Fee\$ 21⁰⁰

FOR VALUE RECEIVED, Carol J. Broderick and Frank J. Broderick, wife and husband, (*Assignor*) hereby assign to Carol J. Broderick and Frank J. Broderick, General Trustee, or Successor General Trustee, of the CAROL BRODERICK REVOCABLE 2000 TRUST uda 08/04/00 (*Assignee*) an undivided one-half (1/2) of *Assignor's* right, title, and interest in and to that certain contract of sale of real property dated March 4, 1988, wherein *Assignor* is Seller and Richard P. Roberts and Betty M. Roberts, husband and wife, are Buyers in Escrow with First American Title Insurance as Escrow No. 4588 together with a Memorandum of Contract Recorded on March 4, 1988 in Vol. M-88, page 3262, Microfilm Records of Klamath County, Oregon (*Contract*); all affecting the real property situate in Klamath County, Oregon, more particularly described as follows:

A parcel of land being a portion of Lot 7 in Block 40 of the Supplementary Plat of Linkville, now City of Klamath Falls, Oregon, more particularly described as follows:

Beginning at a point on the Northwesterly line of said Lot 7 which bears S. 38° 46' 33" W. a distance of 28.54 feet from the most Northerly corner of said Lot 7; thence along the center of an existing wall, S. 51° 21' 08" E. a distance of 119.95 feet to a point on the Southeasterly line of said Lot 7; thence N. 38° 46' 33" E. along said line a distance of 28.36 feet, more or less, to the most Easterly corner of said Lot 7; thence Northwesterly along the line between Lots 7 and 8, said Block 40, a distance of 119.95 feet to Southeasterly line of Main Street, thence S. 38° 46' 33" W. along said line a distance of 28.54 feet to the point of beginning.

SUBJECT TO:

Easement Agreement, including the terms and provisions thereof, given by Charles E. Riley, a single man, to The California Oregon Power Company, a California corporation, dated November 4, 1958, recorded November 19, 1958, in Volume 306 page 449, Deed records of Klamath County, Oregon.

Included in this document is any right, title, or interest of *Assignor* in and to the real property described in this document that may hereafter revert to or invest in *Assignor* as Seller under said contact, should Buyer, for any reason, forfeit Buyer's interest and right therein under the *Contract* hereby assigned.

Assignor expressly covenants with and warrants to *Assignee* that: no prior assignment of Seller's interest in the contract, or in the real property described herein, or any part thereof, has been made by *Assignor*; the Buyer is not in default of the *Contract* in any particular; and the *Contract* has not been modified or extended.

In construing this document, all pronouns shall be construed in accordance with the appropriate gender or neuter, and either singular or plural, as the context requires.

IN WITNESS WHEREOF, the undersigned has hereunto executed this document; August 4, 2000.

[Signature]
Carol J. Broderick
[Signature]
Frank J. Broderick

STATE OF OREGON,)
) SS
County of Klamath)

This document was acknowledged before me on August 4, 2000 by Carol J. Broderick and Frank J. Broderick as their voluntary act and deed.

(SEAL)



Notary Public [Signature]
My commission expires 9/2/02

21-
K