

200 DEC 19 AM 11:04

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

Vol M00 Page 45463

AFTER RECORDING, RETURN TO:
GIACOMINI LAW OFFICE
706 Main Street
Klamath Falls, OR 97601

State of Oregon, County of Klamath
Recorded 12/19/00, at 1104A m.
In Vol. M00 Page 45463
Linda Smith,
County Clerk Fee\$ 21⁰⁰

CE 4646

FOR VALUE RECEIVED, Carol J. Broderick and Frank J. Broderick, wife and husband, as tenants in common, (*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 December 15, 1988, wherein *Assignor* is Seller and Thomas R. W. Maupin and Sharon Maupin, husband and wife, are Buyers in Escrow with First American Title Insurance as Escrow No. 4646 (*Contract*); all affecting the real property situate in Klamath County, Oregon, more particularly described as follows:

A portion of Lot 6 in Block 40 as shown on the ^{Vol. M-89 page 3} Supplementary Plat of Linkville, now City of Klamath Falls, Oregon, more particularly described as follows:

Beginning at a point on the Northwestern line of said Block 40 which bears N. 38°46'33" E. a distance of 92.0 feet from the most Westerly corner of said Block 40; thence continuing along the Northwestern line of said Block 40 and the Southeasterly line of Main Street a distance of 25.09 feet to a point; thence S. 51°13'38" E. along the centerline of an existing wall a distance of 119.95 feet to a point on the line between Lots 6 and 3, said Block 40; thence S. 38°46'33" W. along said line a distance of 25.01 feet to a point, said point being the most Easterly corner of parcel described in Deed Volume M84, Page 10608, Deed Records of Klamath County, Oregon; thence Northwesternly along a line which is parallel to and 27.0 feet Northeasterly from the Southwesterly line of said Lot 6 a distance of 119.95 feet, more or less, to the point of beginning.

SUBJECT TO:

1. Charges or assessments of the Economic Improvement District.
2. 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 on August 4, 2000.

Carol J. Broderick
Carol J. Broderick

Frank J. Broderick
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.

Notary Public Karen Chesney
My commission expires 9/2/02



Broderick Assignment of Contract