

04 APR 21 AM 11:22

1st 367308

**ASSIGNMENT OF CONTRACT AND WARRANTY DEED**

KNOW ALL 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 **OLYMPIC MORTGAGE EXCHANGE, INC.**, 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 sale of real estate dated October 7, 2003, between **Walter Ramage** as seller and **Jeffrey and Cynthia Sawyers** as buyer, which contract is recorded in the Records of Klamath County, Oregon, in Volume No. **M03**, at Page 74931, 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 also hereby conveys to the assignee the property described both herein and in the contract, and the legal title thereto which is held to secure performance of the vendee's obligation created thereby. The assignor hereby expressly covenants and warrants to the assignee that the assignor is lawfully seized in fee simple of the vendor's interest in the real estate described in the contract of sale free from all encumbrances except those contained on attached Exhibit A, and that assignor will warrant and forever defend the premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances. The unpaid principal balance of the purchase price thereof is not less than \$54,132.48, with interest paid thereon to March 19, 2004. The contract is not in default, and no offset is claimed by the vendee (or vendee's assignor, if any).


The true and actual consideration paid for this conveyance is \$10.00 and other valuable consideration.

In construing this assignment, where the context 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.

IN WITNESS WHEREOF, the undersigned assignor has executed this assignment. If the undersigned is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

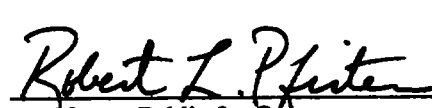
Dated this 20 day of April, 2004.

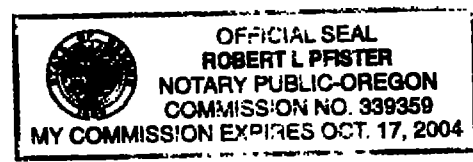
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

  
Walter Ramage, who took title as  
Walter A. Ramage, II

STATE OF OREGON, County of Deschutes ) ss.

This instrument was acknowledged before me on April 20, 2004,  
by **Walter Ramage**.

  
Notary Public for Oregon  
My Commission Expires: 10-17-04



Until a change is requested, all tax statements shall be sent to: \*\*No Change\*\*

Grantor:  
**Walter Ramage**  
PO Box 825  
LaPine, OR 97739

Grantee / After Recording Return to:  
**Olympic Mortgage Exchange, Inc.**  
164 NW Greenwood Avenue  
Bend, OR 97701

State of Oregon, County of Klamath  
Recorded 04/21/2004 11:22 a . m  
Vol M04 Pg 23780-81  
Linda Smith, County Clerk  
Fee \$ 31.00 # of Pgs 2

26F  
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## EXHIBIT "A"

Lot 1, Block 12 of Sun Forest Estates Tract 1060, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## 1. Taxes for the year 2003-2004

Tax Amount \$ 496.26  
Unpaid Balance: \$ 165.42 (1/3)

Code No.: 248  
Map & Tax Lot No.: 23100-36D-9900  
Property ID No.: 142269

## 2. Mineral Rights reserved in Deed , including terms and provisions thereof,

Dated: October, 1966  
Recorded: October 25, 1966 in Volume M66 page 11271, Deed records of Klamath County, Oregon  
From: Delbert Hale and Margaret Hale, husband and wife and E. Carlyle Smith and Phillis M. Smith, husband and wife  
To: Harold G. Phillips and Martha C. Phillips, husband and wife  
As follows: "reserving all mineral rights to be held jointly, 3/4 by Delbert Hale and 1/4 by E. Carlyle Smith"

NOTE: The mineral interest reserved or excepted above has not been examined and subsequent transactions affecting said interest or taxes levied against same are not reflected in this title evidence.

## 3. Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions in the Dedication and on the plat of Sun Forest Estates, Tract 1060.

## 4. Articles of Association of Sun Forest Estates Property Owners , including terms and provisions thereof

Dated: September 7, 1972  
Recorded: September 10, 1972 in Volume M72 page 10581, Deed records of Klamath County, Oregon

## 5. Building and Use Restrictions for Sun Forest Estates , including terms and provisions thereof

Dated: May 8, 1972  
Recorded: September 10, 1972 Volume M72 page 10585, Deed records of Klamath County, Oregon