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SELLER'S ASSIGNMENT OF CONTRACT AND DEED

THE GRANTOR, OLYMPIC MORTGAGE EXCHANGE, INC., for value received, does hereby CONVEY AND WARRANT to Antone M. Remsing, GRANTEE, the following described real property, situated in Klamath County, State of Oregon, free of encumbrances except as specifically set forth herein, to-wit:

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.

The said property is free from encumbrances, EXCEPT: easements, restrictions, covenants and reservations of record; and EXCEPT: SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF.

AND, Grantor does hereby assign, transfer and set over to the Grantee that certain Real Estate Contract, dated October 7, 2003, between Walter Ramage, as Seller, and Jeffrey and Cynthia Sawyers, as Purchaser, a Memorandum of which was recorded, in Volume N03, Page 74931, Official Records of Klamath County, Oregon, for the sale and purchase of the above described real estate. The Grantor hereby covenants that there is now unpaid on the principal of said contract not less than the sum of \$54,132.48, plus interest thereon from March 19, 2004.

The true consideration for this conveyance is \$10.00 and other valuable 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 20th day of April, 2004.

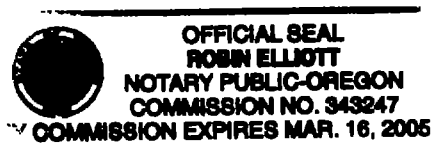
OLYMPIC MORTGAGE EXCHANGE, INC.

by: Robert L. Pfister
Robert L. Pfister, President

STATE OF OREGON, County of Deschutes) ss.

This instrument was acknowledged before me on April 20, 2004 by Robert L. Pfister as President of Olympic Mortgage Exchange, Inc.

Robin Elliott
Notary Public for Oregon
My Commission Expires: 3-16-05



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

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

Grantee:
Antone M. Remsing
3022 SE Persons Court
Milwaukie, OR 97267

State of Oregon, County of Klamath
Recorded 04/21/2004 11:22 a m
Vol M04 Pg 23782-83
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 2

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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