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04 AUG 3 AM 8:50

DAVID RAGAN & KIMBERLY L. RAGAN

4790 CAUGHLIN PKWY #358

RENO, NV 89509

Assignor's Name and Address

MICHAEL DAWSON

726 ROUTE 202 SOUTH, STE 320-128

BRIDGEWATER, NJ 08807

Assignee's Name and Address

After recording, return to (Name, Address, Zip):

DAVID & KIMBERLY L. RAGAN

4790 CAUGHLIN PKWY #358

RENO, NV 89509

Until requested otherwise, send all tax statements to (Name, Address, Zip):

MICHAEL DAWSON

726 ROUTE 202 SOUTH, STE 320-128

BRIDGEWATER, NJ 08807

SPACE RESERVED
FOR
RECORDER'S USE

Vol M04 Page 50752

State of Oregon, County of Klamath

Recorded 08/03/04 8:50a m

Vol M04 Pg 50752

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 1

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, WITHOUT RECOURSE OR INDEMNIFICATION, MICHAEL DAWSON

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 AUGUST 28, 2001, between

DAVID RAGAN & KIMBERLY L. RAGAN

as seller and

JENNIFER JO STONE

as buyer, which contract is recorded in the Records of KLAMATH County, Oregon, in ~~book~~ XXXXXX volume No. M02 at page 21847, and/or as fee/file/instrument/microfilm/reception No. _____ (indicate which),

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 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 (if no exceptions, so state):

THOSE OF RECORD

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 \$ 7791.74, with interest paid thereon to (date) 7/3/04. 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 transfer, stated in terms of dollars, is \$ 4000.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

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

7-28-04

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.

Kimberly L Ragan
David Ragan

NEVADA

STATE OF ~~OREGON~~ NEVADA, County of WASHOE

This instrument was acknowledged before me on 7-28-04 ss.

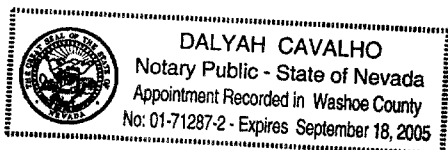
by DAVID RAGAN & KIMBERLY L. RAGAN

This instrument was acknowledged before me on 7-28-04 (initials)

by _____

as _____

of _____



Dalyah Cavalho
Notary Public for ~~Oregon~~ NEVADA
My commission expires 9.18.05

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+5