

2007-003589

Klamath County, Oregon



00016347200700035890030034

03/02/2007 11:50:57 AM

Fee: \$36.00

After recording return to:
PremierWest Bank
Klamath Falls Branch
421 S. 7th Street
Klamath Falls, OR 97601

ATE: 64374 MS **ASSIGNMENT OF REAL ESTATE CONTRACT
AND QUIT CLAIM DEED**

Northwest Farm Credit Services, FLCA, ("Seller") successor by assignment to AgAmerica, FCB, each a federal instrumentality, whose address is 1700 South Assembly Street, Spokane, Washington 99224-2121, hereby grants, conveys, assigns, transfers and quit claims to PremierWest Bank, a State of Oregon Chartered Bank ("Assignee") all of its right, title and interest as a Seller in and to that certain Real Estate Contract dated August 5, 1996, describing property therein, a Memorandum of which was recorded on September 4, 1996, in Volume M96 of Deeds, page 27541, records of Klamath County, Oregon, executed by Owen N. Matthews and Debra G. Matthews, husband and wife, ("Purchasers"), together with the proceeds due and to become due therein with interest. A Modification of Real Estate Contract dated December 2, 2003, recorded on December 4, 2003, in Volume M03 of Deeds, page 88853, records of Klamath County, Oregon, amended the Real Estate Contract and is transferred herein. The Real Estate Contract is assigned without recourse against Seller and any and all predecessors, successors, assigns and related corporations, past or present.

Seller represents the amount of indebtedness under the Real Estate Contract is correctly stated as follows:

Principal Balance as of February 27, 2007	\$43,173.20
Interest to February 27, 2007	\$ 2,707.81
Net Amount Required to Pay Off as of February 27, 2007	\$45,881.01

Per Diem: \$11.24 after February 27, 2007

**ASSIGNMENT OF REAL ESTATE CONTRACT
AND QUIT CLAIM DEED - 1**
(Owen Matthews, No. 38710-301)

#36A

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.

Assignee is responsible for recordation of this Assignment.

Date: February 27, 2007

NORTHWEST FARM CREDIT SERVICES, FLCA

By: Stephen H. Revis
Authorized Agent

State of Oregon)
) ss.
County of Klamath)

On this 27 day of February, 2007, before me personally appeared Stephen D. Revis, known to me to be the Authorized Agent of Northwest Farm Credit Services, FLCA, the corporation that executed the within instrument and acknowledged to me that such corporation executed the same as its free act and deed and on oath stated that he was authorized to execute said instrument.



Janet Sullivan
Notary Public for the State of Oregon
Residing at Klamath Falls, Oregon
My commission expires September 14, 2009
Printed Name Janet Sullivan

**ASSIGNMENT OF REAL ESTATE CONTRACT
AND QUIT CLAIM DEED - 2
(Owen Matthews, No. 38701-301)**

A parcel of land situated in Government Lot 16, situated in Section 16, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the South line of said Section 16 with the centerline of South Malin Highway, as same is now located and constructed; thence North along said centerline a distance of 35.0 feet and West a distance of 30.0 feet to the intersection of the West line of said Highway with the North right of way line of the U.S.B.R. No. 11-B-1-B Drain and the true point of beginning of this description; thence West along the North line of said Drain a distance of 696.0 feet to a point; thence North a distance of 203.25 feet, more or less, to a East-West fence line; thence East along said fence line a distance of 380.0 feet, more or less, to a North-South fence line; thence South along said fence line a distance of 175.25 feet to a point 28.0 feet North of the North right of way line of said No. 11-B-1-B Drain; thence East along a fence line 316.0 feet, more or less, to the West line of said Highway; thence South along said West line a distance of 28.0 feet, more or less, to the point true of beginning.

CODE 016 MAP 4112-01600 TL 02800 KEY #792173