

2012-008689

Klamath County, Oregon

BLL

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08/08/2012 12:55:59 PM

Fee: \$37.00

JESSE B. COLE & DEBBIE A. COLE
1730 WINONA WAY
KLAMATH FALLS, OR. 97603

Assignor's Name and Address*

SAME AS ABOVE

Assignee's Name and Address*

After recording, return to (Name and Address):

JESSE B. COLE & DEBBIE A. COLE
1730 WINONA WAY
KLAMATH FALLS, OR. 97603

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

SAME AS ABOVE

*ORS 205 requires the first page of a recorded document to show the names and addresses of all parties. Use Stevens-Ness Form No. 1256, Cover Sheet for Instrument to be Recorded, if you need additional space.

SPACE RESERVED
FOR
RECORDER'S USE

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

JESSE B. COLE & DEBBIE A. COLE AS HUSBAND & WIFE

hereinafter called the assignee, and to assignee's heirs, successors and assigns, all of the seller's right, title and interest in and to that certain contract for the sale of real estate dated

, between

as seller and

as buyer, which contract is recorded in the Records of Klamath County, Oregon, in ☐ book ☐ reel ☒ volume No. M 95 at page 23848, 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 buyer'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 seller'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 \$, with interest paid thereon to (date) . The contract is not in default, and no offset is claimed by the buyer (or buyer's assignor, if any).

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$. 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 instrument, where the context so requires, the singular includes the plural, the words "assignor," "seller" and "buyer" include their respective successors in interest, if any, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, the undersigned assignor has executed this instrument on 8/8/2012; any signature on behalf of a business or other entity is made with the authority of that entity.

Lot 10 BIK & Mt. Lakes Homesites

Code 8 map 3606-1700 TL 2600

Jesse B. Cole

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on August 8, 2012

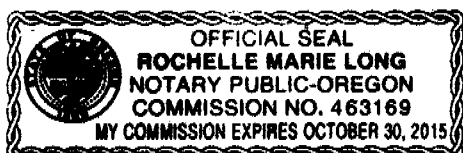
by Jesse B. Cole

This instrument was acknowledged before me on

by

as

of



Rochelle M. Long
Notary Public for Oregon

My commission expires October 30, 2015

*If assignor does not wish to covenant and warrant as set forth in this sentence, delete the entire sentence beginning with The assignor hereby, and replace the word WARRANTY with the word QUITCLAIM both at the top of the form and in the form title.

PUBLISHER'S NOTE: If using this form to convey real property subject to ORS 92.027, include the required reference.