

2012-014437

Klamath County, Oregon



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12/28/2012 11:51:11 AM

Fee: \$42.00

ASSIGNOR'S NAME AND ADDRESS

Estate of Waunita J. Bergstrom
Lyle D. Bergstrom, P.R.
109 Del Fatti Lane
Klamath Falls, Oregon 97603

ASSIGNEES' NAMES AND ADDRESS

James L. Mueller and Bonnie J. Mueller
885 Sundance Street
Eugene, Oregon 97405

AFTER RECORDING RETURN TO

Neal G. Buchanan
Attorney at Law
435 Oak Avenue
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED

SEND TAX STATEMENTS TO

James L. Mueller and Bonnie J. Mueller
885 Sundance Street
Eugene, Oregon 97405

**ASSIGNMENT OF VENDOR'S INTEREST IN
REAL ESTATE CONTRACT**

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, Assignor, for the consideration hereinafter stated, has sold and assigned and hereby does grant, bargain, sell, assign and set over unto **JAMES L. MUELLER and BONNIE L. MUELLER**, Husband and Wife, Assignees, their 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 the 29th day of July, 2011 between **WAUNITA J. BERGSTROM**, as seller, and **ALLENA J. ROY**, as buyer, which contract is recorded in the Deed Records of Klamath County, Oregon in **book 2011, page 08790**, (reference to said recorded contract hereby being expressly made), together with all of the right, title and interest of the undersigned in and to the real estate described therein; the undersigned hereby expressly covenants with and warrants to the Assignees above-named that the undersigned is the owner of the vendor's interest in the real estate described in said contract of sale and that the unpaid balance of the purchase price thereof is not less than \$184,577.51 with interest paid thereon to the 19th day of November, 2012.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 160,500.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration.

"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 AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS, 2010."

In construing this assignment, it is understood that if the context so requires, the singular shall be taken to mean and include the plural, the masculine shall include the feminine and the neuter and that generally all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to one or more individuals and/or corporations.

IN WITNESS WHEREOF, the the undersigned assignor has hereunto set her hand; if the undersigned is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

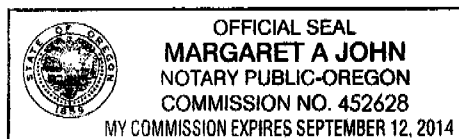
DATED this 20th day of December, 2012.

Estate of Waunita Jean Bergstrom

by Syl D Bergstrom
Lyle D Bergstrom Personal
Representative

STATE OF OREGON, County of Klamath) ss.

On this 20th day of December, 2012, personally appeared before me the above named Lyle D. Bergstrom, Personal Representative of the Estate of Waunita J. Bergstrom, deceased, as Assignor, and acknowledged the foregoing instrument to be his voluntary act and deed.



Margaret John
NOTARY PUBLIC FOR OREGON
My Commission expires: 9-12-14