

2015-007177

Klamath County, Oregon



00172223201500071770030034

07/01/2015 03:52:53 PM

Fee: \$52.00

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.  
620 Main Street  
Klamath Falls OR 97601

ASSIGNOR'S NAME AND ADDRESS:

Joseph J. Bair  
9743 Spring Lake Road  
Klamath Falls, OR 97603

ASSIGNEE'S NAME AND ADDRESS:

Joseph Bair, Trustee  
Joseph Bair and Mary Ellen Bair  
Revocable Living Trust, UAD 10-16-14  
9743 Spring Lake Road  
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

No Change

ASSIGNMENT OF LAND SALE CONTRACT BY VENDOR

DATE: June 22, 2015

PARTIES:

JOSEPH J. BAIR  
9743 Spring Lake Road  
Klamath Falls, OR 97603

ASSIGNOR

JOSEPH BAIR, TRUSTEE OF THE  
JOSEPH BAIR AND MARY ELLEN BAIR  
REVOCABLE LIVING TRUST, UAD  
10-16-2014  
9743 Spring Lake Road  
Klamath Falls, OR 97603

ASSIGNEE

RECITALS:

A. Assignor holds fee simply title to the following-described real property (hereinafter the "Property"), located in the County of Klamath, State of Oregon:

THE NORTH HALF OF THE NORTHWEST QUARTER, SECTION 36, TOWNSHIP 39  
SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE  
NORTHWEST QUARTER OF SAID SECTION 36, THENCE NORTH 00°05'19" WEST 33.89  
FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST  
QUARTER OF SAID SECTION 36 TO THE TRUE POINT OF BEGINNING OF THE TRACT  
HEREIN DESCRIBED: THENCE NORTH 89°04'31" EAST 210.00 FEET; THENCE NORTH  
00°05'19 WEST PARALLEL TO THE WEST LINE OF THE NORTHWEST QUARTER OF  
THE NORTHWEST QUARTER OF SAID SECTION 36 A DISTANCE OF 210.00 FEET;

Record & Order  
Parks and Ratliff

THENCE SOUTH 89°04'31" WEST 210.00 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36; THENCE SOUTH 00°05'19" EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36 A DISTANCE OF 210.00 FEET TO THE TRUE POINT OF BEGINNING.

SAVING AND EXCEPTING THAT PORTION CONVEYED TO THE UNITED STATES OF AMERICA, FOR THE LOST RIVER DIVERSION CHANNEL, RECORDED DECEMBER 1, 1910, IN VOLUME 30 PAGE 440 OF DEED RECORDS OF KLAMATH COUNTY, OREGON.

FURTHER EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE COUNTY ROADS OR LATERALS.

Tax Parcel Number: R587804      Map Tax Lot No.: R-3909-03600-00200-000

B. Assignor has sold the Property under the terms of that certain Contract of Sale dated October 19, 2010, between Assignor and his deceased wife, Mary Ellen Bair, as sellers, and Anthony B. Bair, as purchaser, a Memorandum of which was recorded on November 8, 2010, as Instrument No. 2010-013037 of the Official Records of Klamath County, Oregon (the "Contract"). Interest is paid to January 15, 2015.

C. Assignor desires to assign the Contract to Assignee, and Assignee desires to acquire the Contract on the terms and conditions set forth below.

**AGREEMENT:**

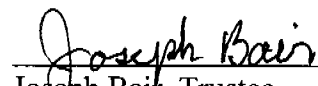
1. **ASSIGNMENT**: Assignor hereby assigns his interest in the Contract to Assignee.
2. **COVENANTS**: Assignor covenants that the Contract is not in default and that the principal balance due thereon is \$98,351.7, with interest paid to January 15, 2015
3. **ASSIGNEE'S ASSUMPTION**: Assignee hereby assumes the vendor's obligations under the Contract and agrees to defend, indemnify and hold Assignor harmless therefrom.
4. **CONSIDERATION**: The true and actual consideration for this Assignment is for estate planning purposes.

**ASSIGNOR**

  
\_\_\_\_\_  
Joseph B. Bair

**ASSIGNEE**

JOSEPH BAIR AND MARY ELLEN BAIR  
REVOCABLE LIVING TRUST U.A.D.  
10-16-14

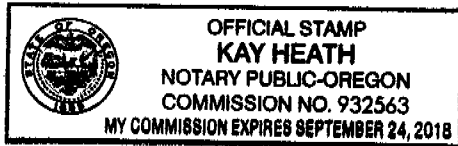
  
\_\_\_\_\_  
Joseph Bair, Trustee

(Acknowledgments appears on Page 3 of 3)

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STATE OF OREGON; County of Klamath ) ss.

PERSONALLY APPEARED BEFORE ME this 22 day of July, 2015, Joseph J. Bair and acknowledged the foregoing to be his voluntary act and deed.



Kay Heath  
NOTARY PUBLIC FOR OREGON

My Commission expires: 9-24-18

STATE OF OREGON; County of Klamath ) ss.

PERSONALLY APPEARED BEFORE ME this 22 day of July, 2015, Joseph Bair, as Trustee of the Joseph Bair and Mary Ellen Bair Revocable Living Trust, UAD 10-16-14, and acknowledged the foregoing to be his voluntary act and deed.



Kay Heath  
NOTARY PUBLIC FOR OREGON

My Commission expires: 9-24-18