

**ASSIGNMENT OF CONTRACT; and ASSIGNMENT
OF TRUST DEED BY BENEFICIARY**

Kimball L. Wallis, and Joanne K. Wallis
PO Box 249, Saint Paul, OR 97137,
Assignors.
TO

Jeff Traigle
13433 Manorlac Drive
St. Louis, MO 63141,

Assignees.

After Recording, Return To:
Amerititle
300 Klamath Avenue
Klamath Falls, OR 97601

AmeriTitle
FOR RECORD
MTC 1701398M

2017-004756
Klamath County, Oregon
05/05/2017 02:11:00 PM
Fee: \$42.00

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 Jeff Traigle, hereinafter called the assignee, and to assignee's heirs, successors and assigns, all of the vendee's right, title and interest in and to that certain contract for the sale of real estate closed and completed on or about April 17, 2017, between Kimball L. Wallis and Joanne K. Wallis as sellers and Sarah Heuser, as buyer, together with all of the right, title and interest of the assignor in and to the real estate described therein. The assignor hereby expressly covenants with and warrants to the assignee that the assignor is the owner of the vendee's interest in the real estate described in the contract of sale, and that the unpaid principal balance of the purchase price thereof is not more than \$3,600.00, with interest paid thereon from April 17, 2017. Further, upon compliance by the assignee with the terms of the contract, the assignor directs that conveyance of the real estate be made and delivered to the order of the assignee.

AND FURTHER, FOR VALUE RECEIVED, the undersigned who is the beneficiary or the beneficiary's successor in interest under that certain trust deed dated April 12, 2017, executed and delivered by Sarah Heuser, grantor(s), to Amerititle, trustee, in which Kimball L. Wallis and Joanne K. Wallis are the beneficiaries, recorded on April 17, 2017, in ☐ book ☐ reel ☒ volume No. ---- on page , and/or as ☐ fee ☐ file ☒ instrument ☐ microfilm ☐ reception Number 2017-003977 (indicate which) of the Records of Klamath County, Oregon and conveying real property in that county described as Lots 108 and 109 of Block 5, Oregon Pines, according to the official plat thereof on file in the Office of the County Clerk, Klamath County, Oregon. and also identified in Klamath County Assessor Records under acct R284285 and R284301.

The undersigned hereby grants, assigns, transfers, and sets over to Jeff Traigle, hereinafter called assignee, and assignee's heirs, personal representatives, successors and assigns, all of the beneficial interest in and under the trust deed, together with the notes, moneys and obligations therein described or referred to, with the interest thereon, and all rights and benefits whatsoever accrued or to accrue under the trust deed.

The undersigned hereby covenants to and with the assignee that the undersigned is the beneficiary or beneficiary's successor in interest under the trust deed and is the owner and holder of the beneficial interest therein and has the right to sell, transfer and assign the same, and the note or other obligation secured thereby. There is now unpaid on the obligations secured by the trust deed the sum of not less than \$3,000 with 7.9% interest per annum thereon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$3,000.00.

In construing this instrument, and whenever the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the undersigned has hereunto executed this document. 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

MAY 3, 2017

Kimball L. Wallis

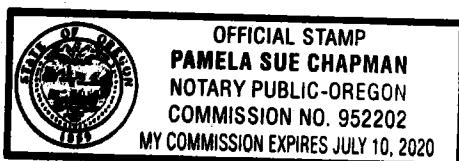
Kimball L. Wallis

Joanne K. Wallis

Joanne K. Wallis

STATE OF OREGON)
) ss.
Marion County)

This instrument was acknowledged before me on May 3, 2017, by Kimball L. Wallis and Joanne K. Wallis.



Pamela Sue Chapman
Notary Public for Oregon
My Commission Expires: 07/10/2020