

2019-003338

Klamath County, Oregon



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03/26/2019 03:23:59 PM

Fee: \$97.00

Assignment of Real Estate Contract and Bargain and Sale Deed

Assignor: Jennifer York
Personal Representative of the Estate of Norman Sax
Klamath County Circuit Court Case No. Case No. 18PB04681
c/o 121 South 8th Street
Klamath Falls, OR 97601

Assignees: Mark James Sax Kelly Lee Buckley
PO Box 151 610 NE 1st
Newport, OR 97365 Toledo, OR 97391

Marilyn Williams
PO Box 377
Siletz, OR 97380

**After recording,
return to:** Jennifer York
Personal Representative of the Estate of Norman Sax
Klamath County Circuit Court Case No. Case No. 18PB04681
c/o 121 South 8th Street
Klamath Falls, OR 97601

**Send all property
tax statements to:** Jennifer and Gary York
4690 Weyerhaeuser Road
Klamath Falls, OR 97601

KNOW ALL MEN BY THESE PRESENTS, that Jennifer York as the Personal Representative of the Estate of Norman Sax, hereinafter called Assignor, for the consideration hereinafter stated, does hereby grant, bargain, sell assign and set over unto Mark James Sax, Kelly Lee Buckley and Marilyn Williams, hereinafter called Assignees, and unto Assignees' heirs, successors and assigns all of the Assignor's right, title and interest in that contract for the sale of real estate dated the 1st day of April 2017 between Norman Sax and Jennifer and Gary York as Seller and as Buyers, which contract is recorded in the Records of Klamath County Oregon at 2017-00469 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 Assignees the property described in the contract and the legal title thereto which is held to secure performance of the Buyers' obligation created thereby.

The unpaid principal balance of the purchase price thereof is not less than \$ 16,326.67, with interest paid thereon to the 5th day of March 2019. The contract is not in default, and no offset is claimed by the Buyers.

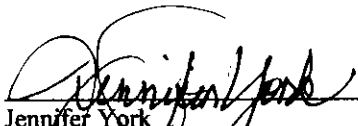
The true and actual consideration paid for this transfer is as provided for in the Last Will and Testament of Norman Sax in accordance with the probate as set forth in Estate of Norman Sax, Klamath County Circuit Court Case No. 18PB04681.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

Barbara M. DiIanni
Returned at Counter

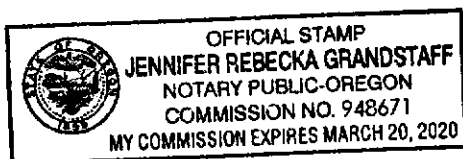
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTION 2 TO 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 Witness Whereof, the Grantor has executed this instrument this 18 day of March, 2019.


Jennifer York
Personal Representative of the Estate of Norman Sax

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on the 18th of March, 2019 by Jennifer York, Personal Representative of the Estate of Norman Sax, Assignor.



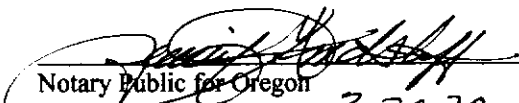

Notary Public for Oregon
My Commission Expires: 3-20-20

EXHIBIT "A"

A tract of land situated in the NW1/4 NE1/4 of Section 13, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, said tract also being a portion of vacated Block 22, and vacated 4th Street in West Klamath, a duly recorded subdivision, said tract more particularly described as follows:

Beginning at a point on the South line of the NW1/4 NE1/4 of said Section 13, said point of beginning being the intersection of the Northerly line of Holliday Drive and Westerly line of Third Street also known as the Weyerhaeuser County Road; thence South 41°10' East along the Westerly line of said Third Street a distance of 100 feet; thence continuing along the Westerly line of Third Street along the arc of 321.0 foot radius curve to the right, the long chord of which curve bears South 28°40' East 139.08 feet a distance of 140.19 feet; thence continuing along the Westerly line of Third Street, South 16°10' East (South 16°58'00" East by recorded Survey No. 1178, as recorded in the office of the Klamath County Surveyor) a distance of 30 feet to the true point of beginning of this description, said true point being the Northwest corner of Parcel 2, as shown on said Survey No. 1178, and the true point of beginning of that tract of land described in Deed Volume M77, page 20214, as recorded in the Klamath County Deed Records; thence South 16°58'00" East 904.46 feet; thence South 73°02'00" West 300.00 feet to a point on the Westerly right of way line of said vacated Fourth Street; thence North 16°58'00" West along said Westerly right of way line 229.57 feet; thence South 70°39'00" East 135.60 feet; thence South 89°50'00" East 199.60 feet to the point of beginning.

EXCEPTING THEREFROM a portion of vacated Block 22 of "WEST KLAMATH" and that portion of vacated Fourth Street situated in the SW1/4 NE1/4 of Section 13, Township 39 South, Range 8 East of the Willamette Meridian Klamath County, Oregon being more particularly described as follows: Beginning at a point from which the Northeast corner of that tract of land described in Klamath County Deed Volume M98, page 42649 bears South 70°39'00" East 9.11 feet and South 89°50'00" East 199.60 feet; (said Northeast corner being located by said deed volume as follows: Beginning at a point on the South line of the NW1/4 NE1/4 of said Section 13, said point of beginning being the intersection of the Northerly line of Holliday Drive and the Westerly line of Third Street also known as the Weyerhaeuser County Road; thence South 41°10' East along the Westerly line of said Third Street a distance of 100 feet; thence continuing along the Westerly line of Third Street along the arc of a 321.0 foot radius curve to the right the long chord of which curve bears South 28°40' East 139.08 feet a distance of 140.19 feet; thence continuing along the Westerly line of Third Street South 16°10' East (South 16°58'00" East by record of Survey No. 1178 as recorded in the office of the Klamath County Surveyor) a

distance of 30 feet to the Northeast corner of that tract of land described in said Deed Volume); thence South 50°28'59" West 110.36 feet to the West right of way line of vacated Fourth Street; thence North 16°58'00" West along said Westerly right of way line of vacated Fourth Street 117.24 feet to the Northwest corner of said Deed Volume M98, page 42649; thence South 70°39'00" East along the North line of said Deed Volume 126.49 feet to the point of beginning.

TOGETHER WITH a portion of vacated Block 22 of "WEST KLAMATH" and that portion of vacated Fourth Street situated in the SW1/4 NE1/4 of Section 13, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point being the Northeast corner of that tract of land described in Klamath County Deed Volume M98, page 42649 (said Northeast corner being located by said Deed Volume as follows:

Beginning at a point on the South line of the NW1/4 NE1/4 of said Section 13, said point of beginning, being the intersection of the Northerly line of Holliday Drive and the Westerly line of Third Street also known as the Weyerhaeuser County Road; thence South 41°10' East along the Westerly line of said Third Street a distance of 100 feet; thence continuing along the Westerly line of Third Street along the arc of a 321.0 foot radius curve to the right the long chord of which curve bears South 28°40' East 139.08 feet a distance of 140.19 feet; thence continuing along the Westerly line of Third Street South 16°10' East (South 16°58'00" East by record of survey no. 1178 as recorded in the office of the Klamath County surveyor) a distance of 30 feet to the Northeast corner of that tract of land described in said deed volume); thence North 89°50'00" West along the North line of that tract of land described in said Deed Volume 199.60 feet and North 70°39'00" West 9.11 feet; thence North 50°28'59" East 193.99 feet to the said Westerly right of way line; thence along said Westerly right of way line, along the arc of a curve to the right (radius point bears South 53°15'40" West 321.00 feet and central angle equals 19°46'21") 110.76 feet and South 16°58'00" East 30.00 feet to the point of beginning.

ALSO EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its State Highway Commission recorded April 23, 1971 in Volume M71, page 3550, Microfilm Records of Klamath County, Oregon.