

2021-018264

Klamath County, Oregon



00292143202100182640030032

12/09/2021 10:16:00 AM

Fee: \$92.00

AFTER RECORDING RETURN TO:

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

ASSIGNOR'S NAME AND ADDRESS:

Larry Kliewer, Personal Representative of the
Estate of Marie Jean Kliewer
3360 Cross Road
Klamath Falls, OR 97603

ASSIGNEE'S NAME AND ADDRESS:

Larry Kliewer	Maxine Smith	Tamra Kellom
3360 Cross Road	5616 Leland Drive	2290 Cherry Road
Klamath Falls, OR 97603	Klamath Falls, OR 97603	Roseburg, OR 97471

SEND TAX STATEMENTS TO:

No Change

ASSIGNMENT OF LAND SALE CONTRACT BY VENDOR

DATE: December _____, 2021

PARTIES:

Larry Kliewer, Personal Representative of
The Estate of Marie Jean Kliewer
3360 Cross Road
Klamath Falls, OR 97601

ASSIGNOR

Larry Kliewer
3360 Cross Road
Klamath Falls, OR 97601

1/3 interest

ASSIGNEES

Maxine Smith
5616 Leland Drive
Klamath Falls, OR 97603

1/3 interest

Tamra Kellom
2290 Cherry Road
Roseburg, OR 97471

1/3 interest

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:

See Exhibit A attached hereto and incorporated by reference.

Map Tax Lot No. 3910-007BC-00300-000

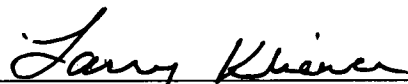
B. Assignor has sold the Property under the terms of that certain Contract of Sale dated April 8, 2017, between Assignor, as seller, and Jerry James and Jade James, husband and wife, as purchaser, a Memorandum of which was recorded on May 11, 2017, as Instrument No. 2017-005189 of the Official Records of Klamath County, Oregon (the "Contract"). Interest is paid to November 30, 2021.

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

AGREEMENT:

1. **ASSIGNMENT**: Assignor hereby assigns her 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 \$245,483.13, with interest paid to November 15, 2021
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 the distribution in the probate of the Estate of Marie Jean Kliewer, Klamath County Circuit Court Case No. 21PB04958.

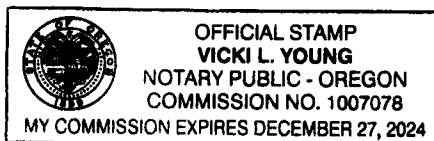
ASSIGNOR




Larry Kliewer, Personal Representative of
The Estate of Marie Jean Kliewer

STATE OF OREGON; County of Klamath) ss.

PERSONALLY APPEARED BEFORE ME this 8th day of December, 2021, Larry Kliewer, Personal Representative of the Estate of Marie Jean Kliewer and acknowledged the foregoing to be his voluntary act and deed.





NOTARY PUBLIC FOR OREGON
My Commission expires: 12-27-2024

Exhibit A

All of Tract No. 15 of Junction Acres, according to the duly recorded plat thereof on file in the records of Klamath County, Oregon, SAVING and EXCEPTING one acre off the Northwest corner of said Tract 15, described as follows: Beginning at the Northwest corner of said Tract No. 15; thence East along the North line of said Tract, 81 feet; thence South and parallel with the West line of said Tract, 538 feet; thence West and parallel with the North line of said Tract, 81 feet to the West line of said Tract, thence North along the West line of said Tract, 538 feet to the place of beginning.