

111797

Until A Change Is Requested, All Tax Statements Shall Be Sent to The Following Address:

Barbara J. Kiger
Star Route Box 74
Underwood, Washington 98651

Tax Acct. No.

BOOK 124 PAGE 527

FILED FOR RECORD
SKAMANIA CO. WASH
BY Barbara J. Kiger

AUG 8 4 31 PM '91

GARY M. OLSON

ASSIGNMENT OF CONTRACT AND ASSUMPTION
AGREEMENT WITH QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that, MILDRED K. CALVIN, a single woman, hereinafter called "assignor," for the consideration stated, has sold and assigned, and hereby does grant, bargain, sell, assign and set over unto BARBARA J. KIGER, a single woman, hereinafter called "assignee," and unto assignee's heirs, successors and assigns, all of the vendee's right, title and interest in and to that certain Real Estate Contract, dated the 17th day of October, 1978, wherein Kermit E. Brown and Wilma L. Brown, husband and wife, were sellers and Mildred K. Calvin, a single woman, was purchaser, recorded on the 20th day of October, 1978, under Auditor's File No. 87461, in Book 75, at pages 572-573, Deed Records of Skamania County, Washington, together with all of the right, title and interest of the assignor in and to the real property described therein, including the right for assignee herein to receive in assignee's name the Warranty Deed which the said sellers are required to deliver under the terms of the above-described contract.

Assignor expressly covenants and warrants that the unpaid balance of the above-described contract is \$16,574.16, with interest paid to the 8th day of August, 1991.

Assignee expressly agrees to assume the balance of \$16,574.16 and to pay said sum and perform all other obligations required of the vendee in the above-described contract.

REAL ESTATE EXCISE TAX NA

Registered E
Indexed, Dir 0
Indirect 0
Filed 8/10/91
Mailed

- 1 -

AUG 9 1991

see excise 6234

JW Deputy
SKAMANIA COUNTY TREASURER

ANNA L. CAREY, VANKOTEN & SCHAFER, P.C.
ATTORNEYS AT LAW
P.O. BOX 325
HOOD RIVER, OREGON 97031
TELEPHONE 386-1811

Glenda J. Kimmel, Skamania County Auditor
Br 110 Parcel # 03-10 1500 190100
8-9

The assignor, for the consideration herein stated, does also hereby remise, release and quitclaim unto the assignee herein, and unto assignee's heirs, successors and assigns, all of the assignor's right, title and interest in and to that certain real property, which is the subject of the assigned contract, with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Skamania and State of Washington, described as follows, to wit:

Beginning at a point from which the corner to Sections 14, 15, 22 and 23, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania and State of Washington, bears North 89° 48' East 1327.6 feet distant, said point being the middle of the South line of the Southeast quarter of Section 15 aforesaid; thence Northward 660 feet along the line common to the Southwest quarter and Southeast quarter of the Southeast quarter of said Section 15; thence Westward 198 feet on a line parallel to the South line of said quarter section; thence Southward 660 feet to the South line of said quarter section; thence Eastward 198 feet to the point of beginning; EXCEPTING from the above tract a strip of land 7½ feet in width, along the East side of said tract, reserved for road; ALSO EXCEPTING all County road right of ways; ALSO EXCEPTING the North 435 feet thereof.

TO HAVE AND TO HOLD the same unto the said assignee and assignee's heirs, successors and assigns forever.

Both parties to this assignment agreement acknowledge that MILDRED K. CALVIN has delivered this agreement to BARBARA J. KIGER in full performance of that certain prior Real Estate Contract wherein Mildred K. Calvin, a single woman, was seller, and Barbara J. Kiger, a single woman, was purchaser, dated June 10, 1980, recorded June 12, 1980, under Auditor's File No. 90871, in Book 78, at pages 318-319, in the Deed Records of Skamania County, Washington, and therefore, MILDRED K. CALVIN is not expected to render any further performances under that contract. BARBARA J. KIGER shall discharge the balance of her original obligation under the contract of June 10, 1980. referred to above, by her assumption of and payment hereafter of the balance of the assigned Brown

contract. The true and actual consideration paid for this assignment is full performance of the above described contract of June 10, 1980.

IN WITNESS WHEREOF, the undersigned assignor and assignee have hereunto set their hands and seals, this 8th day of August, 1991.

ASSIGNOR:

Mildred K. Calvin
Mildred K. Calvin

ASSIGNEE:

Barbara J. Kiger
Barbara J. Kiger

STATE OF Washington
County of Klickitat

ss.

Aug 8, 1991

Personally appeared the above-named MILDRED K. CALVIN and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Q. Bradshaw
Notary Public for Wash.
Residing At: White Salmon
My Commission Expires: 9-18-94



VENDORS' ACCEPTANCE

We, the undersigned vendors under the herein-described contract, do hereby agree to this assignment and agree, upon assignee performing the vendee's obligations thereunder, to deliver to said assignee the Warranty Deed, as provided for in the said contract.

8-8-91
Date

Kermit E. Brown
Kermit E. Brown

8-8-91
Date

Wilma L. Brown
Wilma L. Brown



8th Aug. 91
Q. Bradshaw
NOTARY PUBLIC