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ASSIGNMENT OF LAND SALE CONTRACT BY VENDOR AND DEED

DATE:

July 15, 1992.

PARTIES:

Estate of Bonnibel L. Morby

by Frank E. Morby

**ASSIGNOR** 

Personal Representative

Caroline L. Nyseth Frank E. Morby as tenants in common:

**ASSIGNEES** 

## **RECITALS:**

A. Assignor holds fee simple title to property more particularly described as follows; said property is hereinafter referred to as "the Property":

The Southwest quarter of the Northwest quarter of Section 25, Township 3 North, Range 9 East of the Willamette Meridian in the County of Skamania, State of Washington.

## SUBJECT TO:

- 1) Taxes.
- Potential taxes, penalties, and interest incurred by reason of a change in the use or withdrawal from classified use of the herein described property. Notice of approval of such classified use was given by the Skamania County Assessor, and recorded July 7, 1975, in Book F, page 38. Auditor's File No. 79901, Skamania County Lien Records.
- 3) Rights of the public in and to that portion lying within road.
- 4) Reservation for right to construct highway within the terms and provisions thereof recorded January 15, 1942, in Book 28, page 571, Skamania County Deed Records.
- B. Assignor has sold the Property under terms of a Land Sale Contract dated December <u>20</u>,  $\nu/A$ REAL ESTATE EXCISE TAX

LAW OFFICES OF TEUNIS WYERS HOOD RIVER OFFGON 97031 PHONE (503) 386-2228 1 - ASSIGNMENT OF LAND SALE CONTRACT BY VENDOR

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PAID See Ex 15042 424 1/2 SKILL WING COUNTY TREASURER

Glenda J. Kimimer, Skannania County Australia By: .a.e. Parcel # 3 - 7 - 25 - 300 1991, between Assignor as seller and Henry & Anne Patton and Otis & Jane Mulder-Wollan as buyer, which was recorded on June 22, 1992, in Book 129, Page 313-348 Records of Skamania County, Washington.

C. Assignor desires to assign the Contract to Assignees and Assignees desire to acquire the Contract subject to all the terms and conditions thereof.

## AGREEMENT:

- 1. Assignment and Conveyance Assignor hereby assigns and conveys its interest in the Land Sale Contract to Assignees.
- 2. Covenants Assignor covenants that the Contract is not in default and that the balance due thereon is \$\\\0.000\cdot\0.
- 3. Assignees' Assumption Assignees hereby assume the vendor's obligations under the Contract and agree to defend, indemnify and hold Assignors harmless therefrom.
- 4. Consideration The true and actual consideration paid for this Assignment is zero stated in terms of dollars, but consists of the settlement of the Estate of Bonnibel Morby.
- 5. Attorney Fees In the event that action is brought to enforce any term of this Assignment, the prevailing party shall recover from the losing party reasonable attorney fees incurred in such action, as set by the trial court and, in the event of an appeal, as set by the appellate courts.

**ASSIGNOR:** 

ASSIGNEES:

FRANK E. MORBY

Personal Representative of the

ESTATE OF BONNIBEL MORBY

FRANK E. MORBY

CAROLINE L. NYSETH

STATE OF OREGON )

) ss

County of Hood River )

Personally appeared the within named FRANK E. MORBY, Personal Representative of the ESTATE OF BONNIBEL L. MORBY, and acknowledged the foregoing instrument to be his voluntary

2 - ASSIGNMENT OF LAND SALE CONTRACT BY VENDOR

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act and deed.

MY COMMISSION ST

MONIQUE TOURNOUS PUBLIC FOR OREGON My commission expires:

County of (County of (

Personally appeared the within named CAROLINE L. NYSETH and acknowledged the instrument to be her voluntary act and deed.

NOTARY PUBLIC FOR OREG My commission expires: 2/4/

3 - ASSIGNMENT OF LAND SALE CONTRACT BY VENDOR

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