

OL 46980

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## ASSIGNMENT OF TRUST DEED BY BENEFICIARY OR HIS SUCCESSOR IN INTEREST

FOR VALUE RECEIVED, the undersigned who is the beneficiary or his successor in interest under that certain trust deed dated December 9, 1983, executed and delivered by DONALD J. LEGGET and ELIDA LEGGET, husband and wife to NEAL H. BELL, grantor, PACIFIC WEST MORTGAGE CO., an Oregon corporation, trustee, in which on August 20, 1984, in ~~book/reel~~ volume No. M84 on page 14273 or as fee/file/instrument/microfilm/reception No. 40215 (indicate which) of the Mortgage Records of Klamath County, Oregon, and conveying real property in said county described as follows:

Lot 7, Block 1, BELLA VISTA TRACT 1235, a subdivision of Klamath County, Oregon, according to the official plat thereof, also known as a portion of Government Lots 19, 20, 25 and 26 of Section 7, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

hereby grants, assigns, transfers and sets over to BERT A. WALKER or LOUISE B. WALKER, husband and wife, hereinafter called assignee, and assignee's heirs, personal representatives, successors and assigns, all his beneficial interest in and under said 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 said trust deed.

The undersigned hereby covenants to and with said assignee that the undersigned is the beneficiary or his successor in interest under said trust deed and is the owner and holder of the beneficial interest therein; that he has good right to sell, transfer and assign the same, and the note or other obligation secured thereby, and that there is now unpaid on the obligations secured by said trust deed the sum of not less than \$ 11,000.00 with interest thereon from August 21, 1984.

In construing this instrument and whenever the context hereof so requires, the masculine gender includes the feminine and the neuter and the singular includes the plural.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal; if the undersigned is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its Board of Directors.

DATED 20 February 27, 1985.

PACIFIC WEST MORTGAGE CO.

By: Elmer J. Duncan  
President

(If executed by a corporation, affix corporate seal)

(If the signer of this instrument is a corporation, use the form of acknowledgment opposite.)

STATE OF OREGON,

County of \_\_\_\_\_

Personally appeared the above named \_\_\_\_\_, 19\_\_\_\_

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: \_\_\_\_\_

(ORS 93.490)

STATE OF OREGON, County of Marion ss.  
February 27, 1985

Personally appeared Elmer J. Duncan who, being duly sworn, did say that ~~he~~ she is the president and ~~owner~~ owner of Pacific West Mortgage Co., a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: Linda L. Russell  
Notary Public for Oregon

My commission expires: 11-20-85

(OFFICIAL SEAL)

### ASSIGNMENT OF TRUST DEED BY BENEFICIARY

PACIFIC WEST MORTGAGE CO.,  
an Oregon corporation Assignor

to

BERT A. WALKER or  
LOUISE B. WALKER Assignee

AFTER RECORDING RETURN TO

Pacific West Mortgage Co.  
P. O. Box 13909  
Salem, OR 97309

(DON'T USE THIS SPACE: RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON,  
County of Klamath ss.

I certify that the within instrument was received for record on the 19th day of March, 1985, at 2:36 o'clock P.M., and recorded in book/reel/volume No. M85 on page 4076 or as fee/file/instrument/microfilm/reception No. 46980, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By: Pam Smith Deputy

#4135

Fee: \$5.00

OK  
5.00