

62562

ASSIGNMENT OF TRUST DEED BY BENEFICIARY OR HIS SUCCESSOR IN INTEREST

Vol. 1180

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FOR VALUE RECEIVED, the undersigned who is the beneficiary or his successor in interest under that certain trust deed dated October 1, 1985, executed and delivered by 1ST PACIFIC FINANCIAL SERVICES, INC., to STEWART TITLE CENTER, a California Limited Partnership, trustee, in which TOWN AND COUNTRY SHOPPING recorded on 10/10/85, 19, in book M-85 at page 16413 is the beneficiary, 54218 (indicate which) of the Mortgage Records of Klamath or as file/reel number conveying real property in said county described as follows: County, Oregon, and

(LEGAL DESCRIPTION ON ATTACHED EXHIBIT)

hereby grants, assigns, transfers and sets over to NORCO, a California General Partnership, his executors, administrators and assigns, hereinafter called assignee, 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, as aforesaid, and that there is now unpaid on the obligations secured by said trust deed the sum of not less than \$230,000 with interest thereon from 10/1/85.

In construing this instrument and whenever the context hereof so requires, the masculine gender includes the feminine and the neuter and the singular number 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: June 6, 1986, 19

(If executed by a corporation, affix corporate seal)

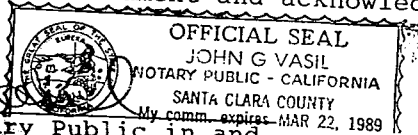
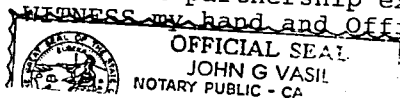
(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

TOWN AND COUNTRY SHOPPING CENTER
A California Limited Partnership

By: Walter E Remstedt
General Partner of
Remstedt ASS.

STATE OF CALIFORNIA)
) ss
COUNTY OF SANTA CLARA)

On June 6, 1986, before me, the undersigned Notary Public in and for the State of California, personally appeared WALTER E. REMSTEDT, personally known to me to be the General Partner of REMSTEDT ASSOCIATES, a California Limited Partnership, a General Partner of TOWN AND COUNTRY SHOPPING CENTER, a California Limited Partnership, the partnership that executed the within instrument and acknowledged to me that such partnership executed the same.



JOHN G. VASIL, Notary Public in and for said County and State.

ASSIGNMENT OF TRUST DEED BY BENEFICIARY

TOWN & COUNTRY SHOPPING CENTER, a California Limited Partnership
TO
NORCO, a California General Partnership

AFTER RECORDING RETURN TO
PETRIS & VASIL
1901 So. Bascom, #1220
Campbell, CA 95008

STATE OF OREGON,

County of _____ ss.
I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____.
Record of Mortgages of said County.
Witness my hand and seal of County affixed.

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

Title.

PARCEL 1

A portion of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin on the South right of way line of South Sixth Street as presently located and constructed, which bears South 0° 22' 15" East a distance of 48.5 feet from the Northwest corner of said NE $\frac{1}{4}$ SE $\frac{1}{4}$; thence Easterly, along said right of way line a distance of 142.5 feet to a point; thence South at right angles to said right of way line a distance of 460.0 feet to a point; thence West, parallel to said right of way line, a distance of 142.5 feet, more or less, to the West line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$; thence North along said West line a distance of 460.0 feet to the point of beginning.

PARCEL 2

A tract of land situated in the SE $\frac{1}{4}$ of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the East one-fourth corner of said Section 3; thence South 89° 52' West 1,275.74 feet; thence South 00° 21' 47" East 54.10 feet to a one-half inch pipe on the Southerly right of way line of the Dalles-California Highway marking the Northeast corner of that parcel of land described in Deed Volume 251 at page 162, as recorded in the Klamath County Deed Records; thence continuing South 00° 21' 47" East along the East line of said parcel described in said Deed Volume 251 at page 162, 233.00 feet to the true point of beginning of this description; thence continuing South 00° 21' 47" East along said line 395.64 feet to the Northerly right of way line of the Oregon-California and Eastern Railway Company; thence North 67° 41' West along said right of way line 156.57 feet (162 feet by record); thence North 00° 55' 30" West along the West line of said parcel described in said Deed Volume 251 at page 162, 334.24 feet; thence North 89° 14' East 147.71 feet to the true point of beginning of this description with bearings based on the East line of the SE $\frac{1}{4}$ of said Section 3 as being South 01° 14' East.

PARCEL 3

A portion of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a one-half inch iron pin on the South right of way line of South Sixth Street, as the same is presently located and constructed, said point being on the West line of tract of land deeded to Miller by Deed Volume 251 at page 162 and the East line of a tract of land deeded to Wheeler by deed Volume 142 at page 349, Klamath County Deed Records; thence South 0° 55' 30" East along the line between the two above described tracts a distance of 341.6 feet to a 5/8 inch iron pin marking the Southeast corner of a tract of land deeded to United States National Bank of Oregon by deed recorded in Volume M-72 at page 13690, Deed Records of Klamath County, Oregon, and the true point of beginning of this description; thence continuing South 0° 55' 30" East a

continued ...

description continued ...

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distance of 225.64 feet, more or less, to the Northeasterly right of way line of the O.C. & E. Railroad; thence North $67^{\circ} 41'$ West along said right of way line a distance of 148.11 feet to the Southwest corner of said Wheeler tract; thence North $0^{\circ} 55' 30''$ West along the West line of said Wheeler tract, a distance of 167.58 feet to the Southwest corner of said United States National Bank tract; thence North $89^{\circ} 14'$ East along the South line of said tract, a distance of 136.09 feet to the point of beginning.

PARCEL 4

A tract of land situated in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a $\frac{1}{2}$ inch iron pin which bears South $89^{\circ} 52'$ West a distance of 745.73 feet and South $0^{\circ} 20' 55''$ East a distance of 220.16 feet from the brass cap monument marking the East quarter corner of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, said beginning point also being on the South line of tract described as Parcel #1 in Deed from Klamath County School District to Klamath County, recorded in Volume 295 at page 135, Deed Records of Klamath County, Oregon; thence continuing from said beginning point South $0^{\circ} 20' 55''$ East along a line parallel to and 4.0 feet distant Easterly, when measured at right angles to, from the existing Easterly wall of the Payless Drug Store Building as the same is presently located and constructed, a distance of 402.04 feet to a $\frac{1}{2}$ inch iron pipe; thence South $53^{\circ} 42' 15''$ West a distance of 304.44 feet, more or less, to a $\frac{1}{2}$ inch iron pipe on the Northeasterly boundary of the O.C. & E Railroad right of way as the same is presently located and constructed, and from which point the aforesaid monument marking the East quarter corner of said Section 3 bears North $50^{\circ} 50' 20''$ East a distance of 1273.34 feet; thence Northwesterly along said Northeasterly boundary of the O.C. & E Railroad right of way a distance of 299.5 feet, more or less, to the West line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$; thence North along said West line a distance of 186.5 feet, more or less, to a point on said West line which bears South $0^{\circ} 22' 15''$ East a distance of 460.0 feet from the Southerly boundary line of the relocated right of way of the Klamath Falls-Lakeview Highway; thence Easterly, parallel with said highway right of way line a distance of 142.5 feet to a point; thence North, parallel with the West line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$, a distance of 460.0 feet, more or less, to the Southerly boundary of said relocated highway right of way; thence Easterly along said relocated right of way line a distance of 387.7 feet, more or less, to a point which bears North $0^{\circ} 20' 55''$ West from the point of beginning; thence South $0^{\circ} 20' 55''$ East a distance of 174.66 feet, more or less, to the point of beginning.

PARCEL 5

A parcel of land lying in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point which bears South $01^{\circ} 14'$ East a distance of 55.03 feet and South $89^{\circ} 14'$ West a distance of 580.0 feet from the quarter section corner common to Sections 2 and 3, said Township and Range, said point being on the South right of way line of South Sixth Street as presently located and constructed; thence continuing South $89^{\circ} 14'$ West along said South right of way line a distance of 129.4 feet to the North-west corner of this description; thence South $0^{\circ} 18'$ East a distance of 137.0 feet to an iron pin; thence North $89^{\circ} 14'$ East a distance of 131.9 feet to an iron pin; thence North $01^{\circ} 14'$ West a distance of 137.0 feet, more or less, to the point of beginning, EXCEPTING a strip of land 8 feet wide running North and South on the West side of said parcel reserved for sidewalk purposes.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of _____ June _____ A.D. 19 86 at 11:41 o'clock A M., and duly recorded in Vol. M86 day
of _____ Mortgages _____ on Page 10361

FEE \$13.00

Evelyn Biehn,
By _____ County Clerk