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ASSIGNMENT OF TRUST DEED BY BENEFICIARY OR BENEFICIARY'S SUCCESSOR IN INTEREST

MTC-212460

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FOR VALUE RECEIVED, the undersigned who is the beneficiary or beneficiary's successor in interest under that certain trust deed dated April 5, 1989, executed and delivered by FRANK R. FRAGA & MARY E. FRAGA, husband & wife, or the survivor to Mountain Title Company Elida Legget, grantor, trustee, in which on April 25, 1989, in book/reel/volume No. M89 on page 6871 or as fee/file/instrument/microfilm/reception No. 212460 (indicate which) of the Mortgage Records of Klamath County, Oregon, and conveying real property in said county described as follows:

Lot 39, Block 1, BELLA VISTA - TRACT 1235, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No 3507 007DD 01200

**45.10% interest in said trust deed, which is \$11,500.00

hereby grants, assigns, transfers and sets over to Kerry S. Penn dba Eli Property Company, hereinafter called assignee, and assignee's heirs, personal representatives, successors and assigns, all of the 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 beneficiary's successor in interest under said trust deed and is the owner and holder of the beneficial interest therein and has the 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 \$25,500.00 with interest thereon from April 25, 1989.

In construing this instrument and whenever the context hereof so requires the singular includes the plural.

IN WITNESS WHEREOF, the undersigned has hereunto executed this document; if the undersigned is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by an officer duly authorized thereunto by order of its Board of Directors.

DATED: April 17, 1989

Elida Legget
Elida Legget

(If executed by a corporation, affix corporate seal)

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

STATE OF OREGON,

County of Klamath

This instrument was acknowledged before me on April 17, 1989, by Elida Legget

Notary Public for Oregon
My commission expires: 6-16-92

STATE OF OREGON,

County of

This instrument was acknowledged before me on 19, by as of

Notary Public for Oregon

My commission expires:

(SEAL)

ASSIGNMENT OF TRUST DEED BY BENEFICIARY

Legget
4861 Laverne
Klamath Falls, OR 97601 Assignor
to
Penn
18840 Ventura Blvd, Suite 215
Tarzana, CA 91356 Assignee

AFTER RECORDING RETURN TO

MTC
P.O. Box 5017
Klamath Falls, OR 97601

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

Fee \$8.00

STATE OF OREGON,
County of Klamath ss.

I certify that the within instrument was received for record on the 25th day of April, 1989, at 9:15 o'clock A.M., and recorded in book/reel/volume No. M89 on page 6871 or as fee/file/instrument/microfilm/reception No. 212460, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Deputy