

17889

MTC #5874

Vol. mgd Page 14603

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

FOR VALUE RECEIVED, the undersigned who is the beneficiary or beneficiary's successor in interest under that certain trust deed dated June 26th, 1989, executed and delivered by Bradley F. Sexton, grantor, to Mountain Title Company of Klamath County, trustee, in which Dorothy E. Cotton, Personal Representative of the Estate of Virginia Sexton is the beneficiary, recorded on July 13, 1989, in book/reel/volume No. M89 on page 12803 or as fee/file/instrument/microfilm/reception No. 2553 (indicate which) of the Mortgage Records of Klamath County, Oregon, and conveying real property in said county described as follows:  
 \*\*of Virginia Sexton.

See Exhibit "A" attached hereto and by this reference incorporated herein.

Lorraine Sexton to an undivided 90% interest hereby grants, assigns, transfers and sets over to & James Sexton to an undivided 10% interest, 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 \$ 26,656.99 with interest thereon from May 9, 1990.

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: June 4, 1990.

X Dorothy E Cotton

Dorothy E. Cotton, Personal Representative of the Estate of Virginia Sexton.

(If executed by a corporation, affix corporate seal)

LAURA J. BURNS  
 NOTARY PUBLIC - OREGON

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

Commission Expires 07/28/90

STATE OF OREGON,

County of JACKSON

This instrument was acknowledged before me on JUNE 29, 1990, by

DOROTHY E. COTTON

LAURA J. BURNS  
 Notary Public for Oregon

(SEAL)

My commission expires: 07/28/90

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

Assignor

to

Assignee

AFTER RECORDING RETURN TO

Mountain Title Company  
 #5874

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

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/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

NAME

By \_\_\_\_\_

TITLE

Deputy

55 JUL 23 AM 11 55

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A piece or parcel of land situate in the E1/2 of W1/2 of NE1/4 of Section 2, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

Beginning at a point in the line marking the Northerly boundary of Section 2, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, from which the Northeasterly corner of the said Section 2 bears North 89 degrees 53' East 1747.2 feet distant; and running thence South 0 degrees 39' East 465.5 feet; thence North 78 degrees 40' East 62.5 feet; thence South 2 degrees 45' East 917 feet, more or less to a point in the line marking the Northeasterly boundary of the right of way of the C-4-C Canal of the U.S.R.S. Klamath Project; thence Southeasterly along said right of way boundary line to its intersection with the Easterly boundary of the said W1/2 of the NE1/4 of the said Section 2; thence Northerly along said boundary line to the Northeast corner of the said W1/2 of NE1/4 of said Section 2; thence South 89 degrees 53" West 422.2 feet, more or less, to the point of beginning, saving and excepting any portion of the above tract contained in the right of way of the C-4 Canal of the said U.S. Reclamation Service Klamath Project.

Tax Account No: 4009 00200 00300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 23rd day of July A.D., 19 90 at 11:55 o'clock AM., and duly recorded in Vol. M90 of Mortgages on Page 14603.

FEE \$13.00

Evelyn Biehn County Clerk  
By Pauline Mullendare

FORM No. 887—Oregon Trust Deed Series—TRUSTEE'S DEED OF RECONVEYANCE.

COPYRIGHT 1988 STEVENS-NESS LAW PUB. CO., PORTLAND, OR. 97204

17890

K-40877  
DEED OF RECONVEYANCE

Vol. m90 Page 14605

KNOW ALL MEN BY THESE PRESENTS, That the undersigned trustee or successor trustee under that certain trust deed dated September 30, 19 88, executed and delivered by Judith A. Preslar aka Judy Preslar as grantor and recorded on Oct. 4, 19 88, in the Mortgage Records of Klamath County, Oregon, in book/reel/volume No. M88 at page 16553 \*, or as document/tee/file/instrument/microfilm No. \_\_\_\_\_ (indicate which), conveying real property situated in said county described as follows:  
re-recorded Oct. 13, 1988 in Volume M88 page 17254

Lot 21, Block 40 Hot Springs, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

having received from the beneficiary under said trust deed a written request to reconvey, reciting that the obligation secured by said trust deed has been fully paid and performed, hereby does grant, bargain, sell and convey, but without any covenant or warranty, express or implied, to the person or persons legally entitled thereto, all of the estate held by the undersigned in and to said described premises by virtue of said trust deed.

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

IN WITNESS WHEREOF, the undersigned trustee has executed this instrument; if the undersigned is a corporation, it has caused its name to be signed and its seal affixed by its officers, duly authorized thereto by its Board of Directors.

DATED: July 19, 19 90

KLAMATH COUNTY TITLE COMPANY

By: R. E. Veatch  
President

Trustee

(If executed by a corporation, affix corporate seal.)

(If the trustee who signs above is a corporation, use the form of acknowledgment opposite.)

STATE OF OREGON, } ss.

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

This instrument was acknowledged before me on \_\_\_\_\_, 19 \_\_\_\_\_, by \_\_\_\_\_

STATE OF OREGON, } ss.

County of Klamath

This instrument was acknowledged before me on July 19, 19 90, by R. E. Veatch

as President

of Klamath County Title Company

Trudie Durant  
Notary Public for Oregon

My commission expires: 9/30/92 (SEAL)

TRUDIE DURANT  
NOTARY PUBLIC - OREGON

90 JUL 23 AM 11 55