

mte 24787
 ASSIGNMENT OF DEED OF TRUST BY BENEFICIARY

FOR VALUE RECEIVED, the undersigned, who are the Beneficiaries or Beneficiaries' successor in interest under that certain Trust Deed dated the 19th day of December, 19 90, executed and delivered by VINCENT K. NIHIPALI, SR., GARRET CHOY, CHARLES K. NIHIPALI, SR., CAROLYN YOUNG, CRAIG FUKUDA, AND MALLORY NIHIPALI, all as tenants in common, each as an undivided one-sixth (1/6), Grantors, to MOUNTAIN TITLE COMPANY of Klamath County, State of Oregon, Trustee, in which BRIAN BETZ and DEANNA BETZ, husband and wife, are the Beneficiaries, recorded on the 9th day of January, 19 91, on page No. 533 of Vol. M91 of Mortgages of Klamath County, State of Oregon, and conveying real property in said county described as follows:

PARCEL 1:

The Westerly 25 feet 9 inches of Lot 2, Block 51 of NICHOLS ADDITION and the Southerly 2 feet of the Westerly 25 feet 9 inches of Lot 7, Block 51 NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the Westerly line of Lot 4 in Block 51 of NICHOLS ADDITION to the City of Klamath Falls, Oregon, with the Northerly line of closed Canal Street on the Easterly line of Ninth Street; thence running Easterly along the Southerly line of Lots 4 and 3 in said Block 51 a distance of 130 feet for the true point of beginning; thence Northwesterly at right angles to closed Canal Street 122 feet; thence North-easterly parallel with closed Canal Street a distance of 25' 9"; thence Southeasterly parallel with Ninth Street 122 feet; thence Southwesterly along the Northerly line of closed Canal Street 25' 9" to the point of beginning.

ALSO beginning at a point from the intersection of the Easterly line of Ninth Street with the Northerly line of Closed Canal Street, running Northeasterly along the Southerly line of Lots 4 and 3 in Block 51 of NICHOLS ADDITION to the City of Klamath Falls, Oregon, a distance of 130 feet for the true point of beginning; thence Northwesterly at right angles of Closed Canal Street a distance of 120 feet; thence Southwesterly

parallel with Closed Canal Street, 10 feet;
thence Southeasterly at right angles of
Closed Canal Street, 120 feet; thence North-
easterly 10 feet to the place of beginning,
being a portion of Lot 3 in Block 51 of
NICHOLS ADDITION to the City of Klamath
Falls, Oregon.

PARCEL 2:

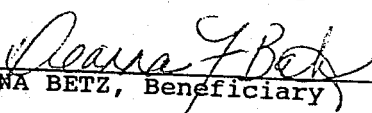
Beginning at a point on the Northerly line of
Lot 1, Block 51, NICHOLS ADDITION to the City
of Klamath Falls, Oregon, 12.88 feet Easterly
from the Northerly corner of Lot 2, said
Block 51, running thence Westerly 52.12 feet
along the Northerly line of Lots 1 and 2;
thence Southerly at right angles 120 feet to
Washington Street, formerly Canal Street;
thence Easterly along the Northerly line of
Washington Street 52.12 feet; thence North-
erly at right angles with said Washington
Street 120 feet, to the place of beginning.

hereby grants, assigns, transfers, and sets over to RANDY D.
SINES and IRENE C. SINES, husband and wife, hereinafter referred
to as Assignees, and Assignees' heirs, personal representatives,
successors, and assigns, all of the beneficial interest in and
under the above Trust Deed, together with the notes, monies, and
obligations therein described or referred to, with the interest
thereon, and all rights and benefits whatsoever accrued to or
accrued under the above Trust Deed.

The undersigned hereby covenants to and with the above
Assignees that the undersigned are the Beneficiaries or Bene-
ficiaries' successor in interest under the above Trust Deed and
are the owners and holders of the beneficial interest therein and
have 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 the above Trust Deed the sum
of not less than Seventy-seven Thousand Dollars (\$77,000.00),
with interest thereon from the 1st day of January,
19 91.

IN WITNESS WHEREOF, the undersigned have executed this
document the 9th day of January, 199 1.

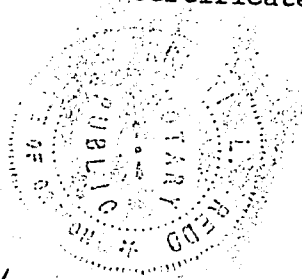

BRIAN BETZ, Beneficiary


DEANNA BETZ, Beneficiary

STATE OF OREGON)
): ss.
County of Klamath)

On this 9th day of January, 1991, personally appeared before me BRIAN BETZ and DEANNA BETZ, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal the day and year in this certificate first above written.



Kristi L. Redd
Notary Public in and for the State
of Oregon, residing at Klamath Falls

My Commission Expires: 11/16/91

Upon recording
return to: Mountain Title Company

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 9th day
of Jan. A.D., 19 91 at 2:58 o'clock P.M., and duly recorded in Vol. M91
of Mortgages on Page 537

FEE \$18.00

Evelyn Biehn County Clerk

By Pauline Mullendare