

25623

ASSIGNMENT OF TRUST DEED BY BENEFICIARY OR HIS SUCCESSOR IN INTEREST

Vol. 91 Page 2332

FOR VALUE RECEIVED, the undersigned who is the beneficiary or his successor in interest under that certain trust deed dated OCTOBER 3, 1990, executed and delivered by FARRELL T. CUMMINGS and CHERYL L. CUMMINGS, husband and wife, and MICHAEL D. HARGAN and JOANNE M. HARGAN, husband and wife, to ASPEN TITLE & ESCROW, INC., trustee, in which GORDON GENE CULVER and SHARON D. CULVER, husband & wife with full rights of survivorship is the beneficiary, recorded on October 12, 1990, in book/page/volume No. M90 on page 20684 or as fee/tile/instrument/microfilm/reception No. _____ (indicate which) of the Mortgage Records of Klamath County, Oregon, and conveying real property in said county described as follows:

(SEE ATTACHED LEGAL DESCRIPTION)

GORDON GENE CULVER, TRUSTEE
SHARON DORRINE CULVER, TRUSTEE
CULVER FAMILY TRUST
U.A.D. January 25, 1991

hereby grants, assigns, transfers and sets over to _____, 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 \$ 63,000.00 with interest thereon from October 3, 1990.

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: January 25, 1991

(If executed by a corporation,
affix corporate seal)

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

(ORS 93.490)

STATE OF OREGON,

County of Klamath

ss.

STATE OF OREGON, County of _____ ss.

Personally appeared _____, 19____

Personally appeared the above named _____

GORDON GENE CULVER andSHARON D. CULVER

_____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____

_____ and acknowledged the foregoing instrument to be _____ their _____

_____ 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.

(OFFICIAL SEAL)

Before me: _____

Before me: _____

Notary Public for Oregon

My commission expires: _____

My Commission Expires 1-15-94

Notary Public for Oregon

My commission expires: _____

(OFFICIAL SEAL)

ASSIGNMENT OF TRUST DEED BY BENEFICIARY

GORDON GENE CULVER and
SHARON D. CULVER

Assignor

GORDON GENE CULVER, TRUSTEE
SHARON DORRINE CULVER, TRUSTEE
CULVER FAMILY TRUST
U.A.D. January 25, 1991

Assignee

AFTER RECORDING RETURN TO

Mr. & Mrs. Gordon Gene Culver
7820 Reeder Road
Klamath Falls, Oregon 97603

(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/tile/instrument/microfilm/reception No. _____, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

A tract of land situated in the SE 1/4 of Section 21, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the South line of said Section 21, South 89 degrees 54' 41" East 1604.50 feet from the South quarter corner of said Section 21; thence North 01 degrees 29' 30" East 34.43 feet to the Southeast corner of Deed Volume 353 at Page 265, as recorded in the Klamath County Deed Records; thence continuing North 01 degrees 29' 30" East 535.28 feet to the Northeast corner of said Deed Volume; thence South 84 degrees 27' 30" West 366.00 feet to the Northwest corner of said Deed Volume; thence North 00 degrees 03' 30" East 1370 feet, more or less, to the Southerly bank of Lost River; thence Easterly along said Bank 1280 feet, more or less, to the Westerly boundary of River Ranch Estates, a duly recorded subdivision and the center line of a drain ditch; thence Southerly along said boundary and drain ditch 1830 feet, more or less, to the South line of said Section 21; thence North 89 degrees 54' 41" West 586.55 feet to the point of beginning.

EXCEPTING the Southerly 30.00 feet Deeded to Klamath County by Deed Volume 157 at Page 320, as recorded in the Klamath County Deed Records, with bearings based on a solar observation.

TOGETHER WITH a 60 foot easement whose Easterly line is described as follows:

Beginning at a point South 89 degrees 54' 41" East 1254.50 feet and North 00 degrees 03' 30" East 30.00 feet, from the South quarter corner of Section 21, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, said point being on the Northerly right of way line of the County Road; thence North 00 degrees 03' 30" East, along the Southerly extension of the Westerly line of that tract of land described in said Book 353 at Page 265 and along said Westerly line and its Northerly extension 599.71 feet, as disclosed by Deed recorded May 23, 1978 in Book M-78 at Page 10633.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Volney F. Morin, Jr. the 7th day
of Feb. A.D. 19 91 at 11:27 o'clock A.M. and duly recorded in Vol. M91
of Mortgages on Page 2332
FEE \$13.00
Evelyn Biehn - County Clerk
By Pauline Mulender