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47527

K-28979

Volume Page 15529

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 OCTOBER 1, 1986, executed and delivered by DENNIS G. FLEMING AND DOROTHY M. FLEMING, HUSBAND AND WIFE, grantor, to KLAMATH COUNTY TITLE COMPANY, trustee, in which KLAMATH VENTURE CAPITAL, INC., AN OREGON CORPORATION is the beneficiary, recorded on OCTOBER 15, 1986, in book/reel/volume No. M86 on page 18751 or as fee/file/instrument/microfilm/reception No. 67094 (indicate which) of the Mortgage Records of KLAMATH County, Oregon, and conveying real property in said county described as follows:

TRACTS 18, 19, AND 20 OF ANKENY GARDEN TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

hereby grants, assigns, transfers and sets over to JOSEPH BOWER

, 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 \$51,935.62 with interest thereon from APRIL 3, 1992.

In construing this instrument and wherever 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 name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

KLAMATH VENTURE CAPITAL, INC., AN OREGON CORPORATION BY:

DATED: JULY 9, 1992

Lucille F. Kepner

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on July 15, 1992

by Lucille F. Kepner

as President

of Klamath Venture Capital, Inc.

Dennis Buckingham

Notary Public for Oregon

My commission expires 12-19-92

ASSIGNMENT OF TRUST DEED BY BENEFICIARY

KLAMATH VENTURE CAPITAL, INC., AN OREGON CORPORATION

Assignor

to

JOSEPH BOWER

Assignee

AFTER RECORDING RETURN TO

Klamath County Title Co.
Collection Department
422 Main Street
Klamath Falls, OR 97601

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

STATE OF OREGON, County of Klamath) ss.

I certify that the within instrument was received for record on the 15th day of July, 19 92, at 10:40 o'clock A.M., and recorded in book/reel/volume No. M92 on page 15529 or as fee/file/instrument/microfilm/reception No. 47527, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE

By Dennis Buckingham Deputy

Fee \$10.00