

ASSIGNMENT OF TRUST DEED BY BENEFICIARY OR BENEFICIARY'S SUCCESSOR IN INTEREST  
m/z 28785-KR

FOR VALUE RECEIVED, the undersigned who is the beneficiary or beneficiary's successor in interest under that certain trust deed dated December 19, 1990, executed and delivered by VINCENT K. NIHIPALI, SR., GARRET CHOY, CHARLES K. NIHIPALI, SR., CAROLYN R. Y. YOUNG, CRAIG A. FUKUDA & MALLORY H. NIHIPALI \*\*see below grantor, to MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY trustee, in which BRIAN BETZ and DEANNA BETZ, husband and wife is the beneficiary, recorded on January 9, 1991, in volume No. M91 on page 533 or as instrument No. 24551 of the Mortgage Records of Klamath County, State of Oregon, and conveying real property in said county described as follows:

SEE LEGAL DESCRIPTION ATTACHED WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

\*\*Grantor subsequently gave a Warranty Deed in Volume M92, page 23477 to Ho'opili Properties, as Grantee

hereby grants, assigns, transfers and sets over to American Equities, Inc., a Washington corporation, 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 interest thereon, and all rights and benefits whatsoever accrued or to accrue under said trust deed.

The undersigned hereby convenants 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 obligation secured by said trust deed the sum of not less than \$ 73,636.87 with interest thereon from November 6, 19 92.

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 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.

DATED: November 30, 19 92

MICHAEL A. GRASSMUECK, INC., Trustee in the  
Bankruptcy Estate of Brian Betz and Deanna Betz

by: Michael A. Grassmuck, President

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

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

by \_\_\_\_\_ This instrument was acknowledged before me on November 30<sup>th</sup>, 19 92

by MICHAEL A. GRASSMUECK

as PRESIDENT

of MICHAEL A. GRASSMUECK, INC.

Anthony L. Costantino

Notary Public of Oregon



OFFICIAL SEAL  
ANTHONY L. COSTANTINO  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 018058  
MY COMMISSION EXPIRES OCT. 16, 1996

My commission expires \_\_\_\_\_

ASSIGNMENT OF TRUST DEED BY BENEFICIARY

Assignor: MICHAEL A. GRASSMUECK, INC.

PO BOX 1783

MEDFORD OR 97501

to

Assignee: AMERICAN EQUITIES, INC.

404 E 15TH ST SUITE 12

VANCOUVER WA 98663

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 by my hand and seal of County affixed

AFTER RECORDING RETURN TO:  
MOUNTAIN TITLE COMPANY COLLECTION DEPT.  
222 S SIXTH ST  
KLAMATH FALLS OR 97601

NAME

TITLE

By \_\_\_\_\_ Deputy



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

**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 Lot 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 Northeasterly 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 Northeasterly 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 Northerly at right angles with said Washington Street 120 feet, to the place of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 3rd day  
of Dec. A.D., 19 92 at 2:56 o'clock P M., and duly recorded in Vol. M92,  
of Mortgages on Page 28687.

FEE \$15.00

Evelyn Biehn County Clerk

By Pauline Mueller