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West One Bank, Malheur NA

P.O. Box 8247

Boise, ID 83733

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MTL 29337
ASSIGNMENT OF TRUST DEED BY BENEFICIARY

FOR VALUE RECEIVED, the undersigned Assignor, who is the beneficiary under that certain trust deed dated December 3, 1992, executed and delivered by RICKARD M. SETTELMEYER and SHARI LEE SETTELMEYER, husband and wife, grantors, to MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY, OREGON, trustee, in which RONALD E. GWIN is the beneficiary as well as the Assignor under this Assignment. The original Deed of Trust was recorded on December 11, 1992, in Volume M92, Page 29328, Microfilm Records of Klamath County, Oregon, and

The beneficiary/assignor is hereby desirous of assigning to WEST ONE BANK, OREGON, hereinafter called Assignee, his beneficiary's interest in the above Deed of Trust and Promissory Note, copies of which are attached hereto and marked as Exhibits A and B, pertaining to the following described real property:

Lot 5, Block 10, TRACT 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO THE FOLLOWING EXCEPTIONS:

1. Reservations and restrictions as contained in Deed from the State of Oregon, to Elizabeth A. Platts, dated June 29, 1907, recorded December 2, 1907 in Deed Volume 23, page 302, Records of Klamath County, Oregon, as follows:

"Subject, however, to rights of ways for ditches, canals, and reservoir sites for irrigation purposes, construction, or which may be constructed by authority of the United States or otherwise which right of way is hereby expressly reserved."

2. A 25 foot building setback line as shown on dedicated plat.

3. Reservations as contained in plat dedication, to wit:

"(1) Building setback lines as shown on the annexed plat; (2) A 16 foot public utilities easement centered on all back and side lot lines for the purpose of construction and maintaining said public utilities, with any fences or plantings to be placed thereon at the owners risk; (3) One foot street plugs and reserve strips as shown on the annexed plat to be dedicated to Klamath County and later released by resolution of the County

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Commissioners when the adjoining property is developed; (4) All sanitary facilities subject to the approval of the County Sanitarian; (5) Rear lot lines of those lots on Little Deschutes River and Hemlock Creek are in the center of the main channel and will remain in the center of said channel regardless of any meandering of said channel; (6) Sanitary setback lines from Little Deschutes River and Hemlock Creek as shown on the annexed plat; (7) A 15 foot easement for public use, measured horizontally inland from the main high water line of each side of Little Deschutes River and Hemlock Creek; (8) Access to Two River Road is vacated on all lots fronting on Two Rivers Road except Lots 8 and 9 of Block 10; (9) All easements and reservations of record."

4. Reservations and restrictions as contained in Warranty Deed recorded May 22, 1976 in Volume M76, page 7900, Microfilm Records of Klamath County, Oregon, D-Chutes Estates, Oreg. Ltd., a limited partnership, grantor and Fred B. Schellhorn, et ux, grantee.

5. Any improvement located upon the insured property which is described or defined as a Mobile Home under the provisions of Chapters 803 and 820, Oregon Revised Statutes, and is subject to registration as provided herein.

6. Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advance as may be provided therein, by and between Rickard M. Settlemeyer and Shari Lee Settlemeyer, husband and wife, as Grantors, to Mountain Title Company of Klamath County, as Trustee, for the benefit of Ronald E. Gwin, dated December 3, 1992, recorded December 11, 1992, in Volume M92, page 29328, Microfilm Records of Klamath County, Oregon.

7. Taxes for the fiscal year 1992-1993 in the amount of \$409.06 are paid.

Account No: 2607-001AO-1120 Key No: 162567 Code No: 252

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY USES.

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The beneficiary/assignor hereby grants, assigns, transfers and sets over to WEST ONE BANK, OREGON, hereinafter called assignee, and assignee's heirs, personal representatives, successors and assigns, all assignor's 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 and Note. A copy of the Deed of Trust and Promissory Note are attached to this Assignment and are incorporated herein.

The undersigned beneficiary/assignor hereby covenants to and with said assignee that the undersigned is the beneficiary/payee under said trust deed and promissory note referenced therein, copies of which are attached as Exhibits A and B respectively, 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 \$9,000.00, with interest thereon from January 4, 1993.

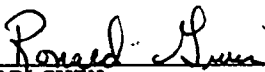
In addition to any rights set forth in the Deed of Trust and Note, it is hereby understood that the prevailing party in any efforts to enforce this Agreement, by negotiation, litigation, at trial or appeal, will be entitled to a reasonable attorney fee as set by the Court.

Any rights and remedies which are assigned by the Assignor to the Assignee under this Assignment of the Promissory Note, Exhibit B, which is identified herein are likewise incorporated in this Assignment of the Trust Deed.

This Assignment has been drafted by William C. Tharp, attorney for the Assignee, and the Assignor has been advised and given an opportunity to seek independent counsel.

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 on this 24 day of February, 1993.



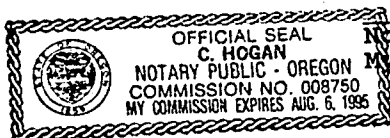
 RONALD GWIN
 Assignor

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 Attorneys at Law
 Drawer 610
 Ontario, Oregon 97914
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STATE OF OREGON)
) ss.
 County of)

On this 24 day of February, 1993, before me, the undersigned Notary Public in and for said state, personally appeared RONALD GWIN known or identified to me to be the person whose name IS subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.



[Signature]
 Notary Public for Oregon
 My Commission Expires: 8-6-95

After recording return to:
 WEST ONE BANK, IDAHO, N.A.
 P. O. Box 8247
 Boise, ID 83733

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