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K-45096

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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 July 15, 1992, executed and delivered by RICHARD L. BAUMAN AND JANICE L. BAUMAN, HUSBAND AND WIFE to MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY, grantor, EDWARD M. DORMAN AND JANIE R. DORMAN, OR THE SURVIVOR THEREOF, trustee, in which on July 27, 1992, in book/reel/volume No. M92 on page 16551 or as fee/file/instrument/microfilm/reception No. 48058 (indicate which) of the Mortgage Records of Klamath County, Oregon, and conveying real property in said county described as follows:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

hereby grants, assigns, transfers and sets over to WESTERN UNITED LIFE ASSURANCE COMPANY, a 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 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 \$ 17,355.83 with interest thereon from March 2, 1993.

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: April 6, 1993

Edward M. Dorman
Edward M. Dorman, a married man
Janie R. Dorman
Janie R. Dorman, a married woman

Nevada
STATE OF OREGON, County of Clark ss.

This instrument was acknowledged before me on April 6 th, 1993

by _____
This instrument was acknowledged before me on _____, 19____,

by _____

as _____

or _____



Joan E. Ayers
Notary Public for Oregon
My commission expires 2/7/96

ASSIGNMENT OF TRUST DEED BY BENEFICIARY

Edward M. Dorman
Janie R. Dorman
Assignor
to
WESTERN UNITED LIFE ASSURANCE CO.
Assignee

AFTER RECORDING RETURN TO
WESTERN UNITED LIFE ASSURANCE CO.
P. O. Box 2162
Spokane, WA 99210
ATTN: Beth Pauley
File #73436

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

Witness my hand and seal of County affixed.

NAME _____ TITLE _____
By _____ Deputy

EXHIBIT "A" LEGAL DESCRIPTION

The following described property situated in Section 32, Township 35 South, Range 7 East of the Willamette Meridian Klamath, County, Oregon, being more particularly described as follows:

That portion of Government Lot 3, lying East of the Dalles-California Highway, EXCEPTING THEREFROM that portion of said Government Lot 3 deeded to the David Hill Cemetery Association, Inc., by instrument recorded September 24, 1958 in Book 304 at page 58, more particularly described as follows:

A tract of land located in Lots 3 and 6, Section 32, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pipe located South 329.01 feet from the North 1/4 corner of Section 32, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence South 658.35 feet to an iron pipe; thence North 89 degrees 52' 45" West 449.77 feet to an iron pipe on the Northeast right of way of State Highway No. 427; thence Northwesterly along said right of way 125.3 feet to an iron pipe; thence North 0 degrees 04' East 542.9 feet to an iron pipe; thence South 89 degrees 45' 45" East 497.47 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 13th day
of April A.D., 19 93 at 3:02 o'clock P. M., and duly recorded in Vol. M93,
of Mortgages on Page 7650

FEE \$15.00

Evelyn Biehn - County Clerk

By Dorlene Mueland