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62558

MTC 29480-M Vol. m93 Page 12954

ASSIGNMENT OF TRUST DEED BY BENEFICIARY OR HIS SUCCESSOR IN INTEREST

FOR VALUE RECEIVED, the undersigned who is the beneficiary or his successor in interest under that certain trust deed dated May 27, 1993, executed and delivered by KARL O. KLEM and SHELLI L. KLEM, as HUSBAND AND WIFE to MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY, trustee, in which AWARD MORTGAGE, INC., an Oregon Corporation is the beneficiary, recorded on June 4, 1993, in book/reel/volume No. M93 on page 12953 or as fee/file/instrument/microfilm/reception No. 62557 (indicate which) of the Mortgage Records of Klamath County, Oregon, and conveying real property in said county described as follows:

LEGAL DESCRIPTION IS ATTACHED HERETO AS "EXHIBIT A" AND BY THIS REFERENCE MADE A PART HEREOF.

hereby grants, assigns, transfers and sets over to TROY & NICHOLS, INC. 1500 North 19th Street Monroe, LA 71201, 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 \$ 54,363.00 with interest thereon from June 1, 1993.

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: June 4, 1993

AWARD MORTGAGE, INC., an Oregon Corporation

Judy Lowe
Vice President

(If executed by a corporation, affix corporate seal)

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

STATE OF OREGON, )
County of ) ss.

This instrument was acknowledged before me on 19, by

Notary Public for Oregon

(SEAL) My commission expires:

STATE OF OREGON, )
County of Klamath ) ss.

This instrument was acknowledged before me on 19, by Judy Lowe as Vice President of AWARD MORTGAGE, INC., an Oregon Corporation

Notary Public for Oregon

My commission expires: 2-12-95

ASSIGNMENT OF TRUST DEED BY BENEFICIARY

AWARD MORTGAGE, INC., an Oregon Corporation Assignor

to TROY & NICHOLS, INC. Assignee

AFTER RECORDING RETURN TO AWARD MORTGAGE, INC. 1249 N. RIVERSIDE AVE. MEDFORD, OR 97501

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

STATE OF OREGON, ) ss.
County of )

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.

By NAME TITLE Deputy

EXHIBIT "A"  
LEGAL DESCRIPTION

12955

A portion of Lots 1 and 2, Block 5 of THIRD ADDITION TO ALTAMONT ACRES, 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 a point which is 99.85 feet West from the Northeast corner of Lot 1, in Block 5 of THIRD ADDITION to ALTAMONT ACRES in Klamath County, Oregon, as platted and recorded; thence running South 238.9 feet to the North line of Lot 3 in said Block 5; thence at right angles West along the said North line of Lot 3, a distance of 99.85 feet; thence at right angles North a distance of 238.9 feet to the North line of said Lot 1, in Block 5; thence at right angles East along said North line of said Lot 1, a distance of 99.85 feet to the point of beginning, being an equal one-third part of Lots 1 and 2, Block 5 of Third Addition to Altamont Acres.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 4th day  
of June A.D., 19 93 at 3:35 o'clock P. M., and duly recorded in Vol. M93  
of Mortgages on Page 12954

Evelyn Biehn County Clerk

By Quillan Millender

FEE \$15.00