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07-21-94A11:06 RCVD
ASSIGNMENT OF TRUST DEED BY BENEFICIARY OR HIS SUCCESSOR IN INTEREST

Vol. 94 Page 22353

FOR VALUE RECEIVED, the undersigned who is the beneficiary or his successor in interest under that certain trust deed dated October 20, 1993, executed and delivered by Patrick C. Wheeler a single man, grantor, to Aspen Title & Escrow, trustee, in which AWARD MORTGAGE, INC., an Oregon Corporation, is the beneficiary, recorded on October 28, 1994, in book/reel/volume No. 199 on page 28389 or as fee/file/instrument/microfilm/reception No. 70440 (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 IS 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 \$ 159,650.00 with interest thereon from November 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: October 22, 1993.

AWARD MORTGAGE, INC., an Oregon Corporation

Judy Lowe
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 _____

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

(SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

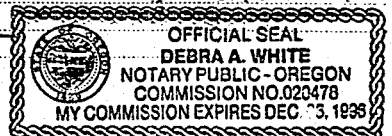
County of Klamath

This instrument was acknowledged before me on October 22, 1993, by Judy Lowe as Vice President

of AWARD MORTGAGE, INC., an Oregon Corporation

Notary Public for Oregon

My commission expires:



**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.
Cobblestone Village
1249 N. Riverside Avenue
Medford, Oregon 97501

(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

A tract of land situated in the NE 1/4 NE 1/4, Section 32, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Section 32, as marked by a 5/8" iron pin in a monument case; thence South on the East line of said Section 32, 736 feet; thence South 86 degrees 24' West along the center of a board fence 1,320 feet, more or less, to a point on the West line of said NE 1/4 NE 1/4; thence Northerly 809 feet, more or less, to the Northwest corner of said NE 1/4 NE 1/4; thence Easterly 1,317 feet, more or less, to the point of beginning. Subject to the county road right of way along the East line and all other rights of way and easements of record or apparent, with bearings based on the East line of said Section 32 as being South.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 21st day
of July A.D., 19 94 at 11:06 o'clock A M., and duly recorded in Vol. M94
of Mortgages on Page 22353.

FEE \$15.00

Evelyn Biehn County Clerk

By Pauline Millardore