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09-06-94 10:19 RCVD

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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 September 1, 1937, executed and delivered by Harvey Beeney

to Aspen Title & Escrow, Inc. grantor, Vera C. Philaja trustee, in which

on September 8, 1987, in book XXXXXX, Vol. M87, on page 16262 is the beneficiary, recorded as fee/file/instrument/microfilm/reception No. (indicate which) of the Mortgage Records of Klamath County, Oregon, and conveying real property in said county described as follows:

The Westerly 99.85 feet of Lots 1 and 2, Block 6, THIRD ADDITION TO ALTAMONT ACRES, in the County of Klamath, State of Oregon

hereby grants, assigns, transfers and sets over to Myrna Skeens, 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 \$ with interest thereon from

In construing this instrument and wherever 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: 8.27, 1994

X. Myrna Skeens
Personal Representative

STATE OF OREGON, County of Denver) ss.

This instrument was acknowledged before me on , 19 ,

by Myrna Skeens This instrument was acknowledged before me on August 27, 1994,

as Personal Representative of the Estate of Vera C. Philaja



My commission expires 11-26-94 Notary Public for Oregon Colorado

ASSIGNMENT OF TRUST DEED BY BENEFICIARY

Assignor

to

Assignee

AFTER RECORDING RETURN TO

Aspen Title & Escrow
Collection Department
525 Main Street
Klamath Falls, OR 97601

(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.

By NAME TITLE Deputy

STATE OF WYOMING)
) SS
COUNTY OF PLATTE)

IN THE DISTRICT COURT
EIGHTH JUDICIAL DISTRICT

Probate No. 7-062 **FILED**

IN THE MATTER OF THE)
ESTATE OF VERA C. PHILAJA,)
)
Deceased.)

AUG 03 1994

SUSAN ARTER
CLERK OF THE DISTRICT COURT
DEPUTY

**ORDER APPROVING FINAL REPORT, ACCOUNTING
AND DECREE OF DISTRIBUTION**

THIS MATTER came on this day for hearing to the Court upon the Final Report, Accounting and Petition for Distribution filed herein by the Personal Representative, Myrna Skeens, and it appearing to the Court that all of the parties entitled to be given proper notice of her intention to settle said Estate have been served with Notice as provided by law, and no party or person having objected or excepted to said Final Report, Accounting and Petition for Distribution and the Court being now fully advised in the law and the premises;

The Court finds that Vera C. Philaja died testate on the 7th day of December, 1992, in Wheatland, Platte County, Wyoming, being a resident of said county and state and leaving an Estate in Platte County, Wyoming. That she left surviving her as her sole heir at law, next of kin, devisee and legatee, and none others, to wit:

Myrna Skeens, adult niece
9308 West Arizona Ave
Lakewood, CO 80232

The Court further finds that the Notice of Probate of this State has been published for the time and in the manner provided by law as evidenced by the Publisher's Affidavit on file herein and hereby referred to, the first publication thereof being made on the 13th day of March, 1993.

The Court further finds that the Final Report Accounting and Petition for Distribution filed herein by the Personal Representative is proper in all respects and that she should be allowed all and singular the credits set forth and claimed therein.

The Court further finds that the decedent died testate, as aforesaid, and pursuant to the terms of her Last Will and Testament, which has been duly admitted to probate here, she gave, devised and bequeathed her property as follows:

My niece (sic) "Mrs. Myrna Skeens, 9308 W. Arizona Ave., Lakewood CO. 80226 as the only beneficiary (sic).

The Court further finds that there were no taxes due to the Federal Government or the State of Wyoming as evidenced by the Certificate of No Tax Due filed herein on June 21, 1994.

The Court further finds that all creditors claims filed against the Estate have been paid.

The Court further finds that this Estate is now in a condition to be brought to a close.

IT IS, THEREFORE, HEREBY ORDERED, ADJUDGED AND DECREED that Vera C. Philaja died testate on the 7th day of December, 1992, in Wheatland, Platte County, Wyoming, being a resident of Wheatland, Platte County, Wyoming, at the time of her death and leaving an interest in assets subject to administration in Platte County, Wyoming. That she left surviving her as her sole heirs at law, next of kin, devisees and legatees, and none others, to wit:

27703

Myrna Skeens, adult niece, 9303 West Arizona Ave., Lakewood CO 80232

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that pursuant to the Last Will and Testament of said decedent, she gave, devised and bequeathed all of her property whether hereinafter described or not and wherever situated, as follows, to wit:

My niece (sic) "Mrs. Myrna Skeens, 9308 W. Arizona Ave., Lakewood CO. 80226 as the only beneficiary (sic).

The Court hereby specifically finds that Myrna Skeens survived her aunt, Vera C. Philaja.

IT IS ORDERED, ADJUDGED AND DECREED that the above specific bequests be delivered to said devisee in accordance with the terms of the Last Will and Testament.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED pursuant to the terms of the Last Will and Testament that the property in said Estate, whether hereinafter described or not and wherever situated shall be, and the same is hereby set over to Myrna Skeens.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Eric M. Alden, attorney for the Estate, shall be awarded fees of One Thousand One Hundred Five Dollars and Twelve Cents (\$1,105.12) and costs advanced by him in the amount of Two Hundred Seventy-four Dollars and Fifty-seven Cents (\$274.57) and the Estate shall pay the same forthwith.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Myrna Skeens, Personal Representative of the Estate, shall be awarded fees of One Thousand One Hundred Five Dollars and Twelve Cents (\$1,105.12) and costs advanced by her in the amount of One Hundred Dollars (\$100.00) and the Estate shall pay the same forthwith.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that there are no taxes due the Federal Government or the State of Wyoming.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the Final Report, Accounting and Petition for Distribution shall be, and it is hereby, approved in all respects.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that upon compliance with the Order of this Court and the filing of the necessary receipts and vouchers therewith, that the Personal Representative shall be discharged of and from any further liability herein.

DONE in open Court this 29 day of July, 1994.

STATE OF WYOMING COUNTY OF PLATTE, ss. CERTIFICATE
I, Susan Arbery, Clerk of the District Court in and for Platte
County, Wyoming, do hereby certify that the within and fore-
going is a full, true and correct copy of the original thereof as the
same appears from the records in my office and that the same
is in full force and effect as of this date.
Witness my hand and the seal of said District Court
this 30 day of August, 1994
Susan Arbery
Clerk of District Court

K. J. G. Lamb
District Court Judge

STATE OF OREGON COUNTY OF KLANATH: ss.

Filed for record at request of Aspen Title Co the 6th day
of Sept. A.D. 19 94 at 10:19 o'clock A.M., and duly recorded in Vol. M94
of Mortgages on Page 27707.

FEE \$20.00

Evelyn Biehn County Clerk
By Paula M. Mulholland