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01-17-95P01:42 RCV MTC 1396-7335

Vol 95 Page 1069

93656

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 November 3, 1993, executed and delivered by

FRANCES B. VALLEJOS

to MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY, grantor, trustee, in which DARLE HELMERS and ROSE HELMERS, OR THE SURVIVOR THEREOF is the beneficiary, recorded on November 3, 1993 in book/reel/volume No. M93 on page 29297 or 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:

Lots 12, 13, 14, 15, 16 and 17 in Block 18 of INDUSTRIAL ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

** THE INTENT OF THIS DOCUMENT IS TO RELEASE ALL INTEREST HELD BY COLDWELL BANKER/HOLMAN REALTY INC. AND ERA NICHOLSON AND ASSOCIATES PREVIOUSLY ASSIGNED IN THAT INSTRUMENT Recorded on November 3, 1993, Vol M93 page 29299 and rerecorded on 9/26/94 in Volume M94 page 30168 in the Microfilm Records of Klamath County, Oregon, which secured a promissory note for Real Estate Commission.

MOUNTAIN TITLE COMPANY, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

hereby grants, assigns, transfers and sets over to DARLE HELMERS AND ROSE HELMERS, or the survivor thereof, 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 \$ 64,912.70 with interest thereon from January 12, 1995.

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:

October 19, 1994

Pat Holman, Pres.
COLDWELL BANKER/HOLMAN REALTY INC.
Pat Holman, Broker / President

Gayle Nicholson
ERA NICHOLSON AND ASSOCIATES
Gayle Nicholson, Broker
KLAMATH ss.

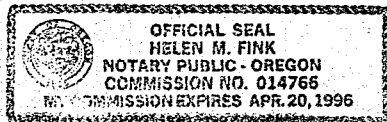
STATE OF OREGON, County of KLAMATH ss. 10/19, 1994

by This instrument was acknowledged before me on

by PATRICIA R. HOLMAN December 5, 1994, 19

as PRESIDENT

of COLDWELL BANKER/HOLMAN REALTY INC.



Helen M. Fink
Notary Public for Oregon
My commission expires 4/20/96

ASSIGNMENT OF TRUST DEED BY BENEFICIARY

COLDWELL BANKER/HOLMAN REALTY
ERA NICHOLSON AND ASSOCIATES

Assignor

to

DARLE HELMERS AND ROSE HELMERS

Assignee

AFTER RECORDING RETURN TO
MOUNTAIN TITLE COMPANY OF KLAMATH
COUNTY, Collection Escrow
MT31297

(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.

NAME TITLE
By Deputy

State of Oregon

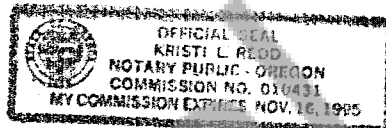
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County of Klamath

The foregoing instrument was acknowledged before me this October 19, 1994, by Gayle Nicholson, President, and by Secretary of ERA Nicholson & Associates, an Oregon corporation, on behalf of the corporation.

WITNESS My hand and official seal.

Kristi L. Redd
Notary Public for Oregon
My Commission expires: 11/16/95



(seal)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 17th day of Jan A.D., 1995 at 1:42 o'clock P M., and duly recorded in Vol. M95 of Mortgages on Page 1069

FEE \$15.00

Bernetha G. Letsch County Clerk

By Quentin M. Henderson