

08-04-95P03:31 RCVD

WHEN RECORDED MAIL TO:
 AmeriStar Financial Services, Inc.
 6929 Sunrise Blvd., Suite 107
 Citrus Heights, CA 95610

MTC 352624 HF

CORPORATION ASSIGNMENT OF DEED OF TRUST

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to
Universal American Mortgage Company

all beneficial interest under that certain Deed of Trust dated **July 17, 1995**
 executed by **STEPHEN R. HIXON HUSBAND AND WIFE AS JOINT TENANTS** and
VIRGINIA F. HIXON*

to **George C. Reinmiller & Assoc.**

AMERISTAR FINANCIAL SERVICES, INC.

CONCURRENT HERewith 8-4-95, in book/reel/volume No. M95
20696 or as file/instrument/microfilm/reception No. _____
 the Mortgage Records of **Klamath** _____ (indicate which) of
 in said county described as follows: _____ County, Oregon, and conveying real property

**LOT 1 IN BLOCK 27 OF TRACT 1194, TENTH ADDITION TO SUNSET VILLAGE, ACCORDING
 TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
 KLAMATH COUNTY, OREGON.**

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 obligations secured by said trust deed the sum of not less
 than \$ **90,000.00** with interest thereon from **July 17, 1995**

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: **July 17, 1995**

AmeriStar Financial Services, Inc.

By: [Signature]
Peggy Coughlin, Vice President

By: _____

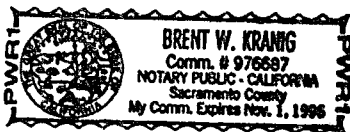
State of **California**
 County of **Sacramento**

This instrument was acknowledged before me on
 by **Peggy Coughlin**

July 17, 1995

as **Vice President**

of **AmeriStar Financial Services, Inc.**



[Signature]
BRENT W. KRANIG, Notary Public

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ **Mountain Title Co** the _____ 4th day
 of _____ Aug _____ A.D., 19 _____ 95 at _____ 3:31 o'clock _____ P _____ M., and duly recorded in Vol. _____ M95
 of _____ Mortgages _____ on Page _____ 20696

FEE \$10.00

By [Signature] **Bernetha G. Lersch, County Clerk**