

NE

5483

MTC 36177 HF

Vol. 1195 Page 23640

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 August 30, 1995, executed and delivered by CLIFFORD T. BARTLETT AND KIMBER L. BARTLETT to MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY, grantor, RUSSELL WYCKOFF AND BARBARA S. WYCKOFF, trustee, in which on August 19, 1995, in book/reel/volume No. M95 on page 23631 or as fee/file/instrument/microfilm/reception No. 5462 (indicate which) of the Mortgage Records of Klamath County, Oregon, and conveying real property in said county described as follows:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

THIS ASSIGNMENT OF TRUST DEED BY BENEFICIARY OR BENEFICIARY'S SUCCESSOR IN INTEREST SECURES THE PROMISE OF PAYMENT OF A PERSONAL PROMISSORY NOTE FOR REAL ESTATE COMMISSION.

hereby grants, assigns, transfers and sets over to COLDWELL BANKER/HOLMAN REALTY INC AND ERA NICHOLSON AND ASSOCIATES, INC., 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 \$ 30,000.00 with interest thereon from August 30, 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: August 30, 1995.

Russell Wyckoff by Barbara S. Wyckoff
RUSSELL WYCKOFF
his Attorney in fact
BARBARA S. WYCKOFF
Barbara S. Wyckoff

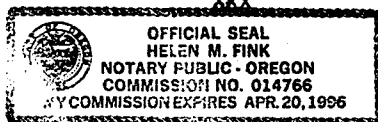
STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on 8/30, 1995,
by BARBARA S. WYCKOFF

This instrument was acknowledged before me on 8/30, 1995,
by BARBARA S. WYCKOFF

as ATTORNEY IN FACT FOR RUSSELL WYCKOFF

YXX



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

ASSIGNMENT OF TRUST DEED BY BENEFICIARY

Assignor

to

Assignee

AFTER RECORDING RETURN TO
MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY
222 S. Sixth Street
Klamath Falls, OR 97601

(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

08-31-95P03:08 KCVB

EXHIBIT "A" **LEGAL DESCRIPTION**

PARCEL 1:

A tract of land situated in the S1/2 SE1/4 SE1/4 of Section 8, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being a portion of the S1/2 SE1/4 SE1/4 of said Section 8, lying East of an existing graveled road described in Deed Volume M75, page 15158, Microfilm Records of Klamath County, Oregon, and being more particularly described as follows:

Beginning at the Northeast corner of the S1/2 SE1/4 SE1/4 of said Section 8; thence South 01 degree 06' 22" West 75 feet, thence South 75 degrees 51' 11" West, 747.04 feet more or less to the centerline of said existing graveled road; thence along the centerline of said existing road the following courses: Northerly along the arc of a curve to the left (radius = 500.00 feet, central angle = 25 degrees 08' 35") 219.41 feet; thence along the arc of a curve to the left (radius = 500 feet, central angle = 01 degree 42' 00") 14.84 feet, thence North 31 degrees 16' 01" West 57.18 feet more or less to the North line of the S1/2 SE1/4 SE1/4; thence South 87 degrees 31' 08" East 833.01 feet along said North line to the point of beginning.

TOGETHER WITH permanent non-exclusive easements 60 feet in width over and across the S1/2 NE1/4 and NW1/4 SE1/4 of Section 17; the S1/2 NW1/4 NW1/4 of Section 16 and S1/2 NE1/4 NE1/4 of Section 17; the N1/2 NW1/4 NW1/4 of Section 16; all in Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described in instrument recorded February 7, 1975 in Volume M75, page 1604, Microfilm Records of Klamath County, Oregon.

ALSO TOGETHER WITH an easement for that existing cinder road in its present location as contained in easements recorded June 18, 1974 in Volume M74, 7514, and recorded March 7, 1979 in Volume M79, page 5220 and 5222, Microfilm Records of Klamath County, Oregon.

PARCEL 2:

The S1/2 S1/2 SE1/4 of Section 8, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM a tract of land situated in the S1/2 SE1/4 SE1/4 of Section 8, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being that portion of the S1/2 SE1/4 SE1/4 of said Section 8 lying East of the existing graveled road as described in Book M-75 at Page 15158, Deed Records of Klamath County, more particularly described as follows:

Beginning at the Southeast corner of said Section 8; thence West, along the South line of said Section 8, 599.50 feet (577 feet by said Deed Volume M-75 at Page 15158) to the center line of said existing graveled road; thence Northerly along the center line of said existing road the following courses; North 58 degrees 36' 29" West 52.79 feet, along the arc of a curve to the right (radius = 125.00 feet, central angle = 51 degrees 28' 10") 112.29 feet, North 07 degrees 08' 19" West 279.10 feet, along the arc of a curve to the left (radius = 500.00 feet, central angle = 26 degrees 50' 35") 234.25 feet, North 33 degrees 58' 54" West 57 feet, more or less, to the North line of the said S1/2 SE1/4 SE1/4; thence Easterly along the said North line to the Northeast corner of said S1/2 SE1/4 SE1/4; thence Southerly 660 feet, more or less to the point of beginning, with bearings based on the South line of the SE1/4 of said Section 8 as being West.

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 31st day
of August A.D., 19 95 at 3:08 o'clock P M., and duly recorded in Vol. M95
of Mortgages on Page 23640.

FEE \$15.00

By Bernetha G. Letsch County Clerk