

FOR VALUE RECEIVED, the undersigned who is the beneficiary or his successor in interest under that certain trust deed dated November 6, 1995, executed and delivered by Sharon A. Cooke, a married woman, to Aspen Title & Escrow, Inc. Award Mortgage, Inc. an Oregon Corporation, is the beneficiary, recorded on November 9, 1995 in book/reel/volume No. M95 on page 30706 or as fee/file/instrument/microfilm/reception No. 8909 (indicate which) of the Mortgage Records of Klamath County, Oregon, and conveying real property in said county described as follows:

Lot 44, PLEASANT HOME TRACTS, in the County of Klamath, State of Oregon.

by grants, assigns, transfers and sets over to UNION AMERICA MORTGAGE CORPORATION, 905 East M.L. King Drive, Suite 660 Tarpon Springs, FL 34689 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 \$45,041.00 with interest thereon from December 1, 1995.

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: November 6, 1995

Award Mortgage, Inc. an Oregon Corporation

Judy Lowe
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 _____ ss.

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

STATE OF OREGON,

County of Jackson ss.

This instrument was acknowledged before me on November 6, 1995, by Judy Lowe

as President

of Award Mortgage, Inc. an Oregon Corporation

(SEAL)

Notary Public for Oregon

My commission expires:

Donna Darnell
Notary Public for Oregon

My commission expires:

1/17/98



OFFICIAL SEAL
DONNA DARNELL
NOTARY PUBLIC - OREGON
COMMISSION NO. 030902
MY COMMISSION EXPIRES JAN. 17, 1998

ASSIGNMENT OF TRUST DEED BY BENEFICIARY

Award Mortgage, Inc.
an Oregon Corporation
Assignor

to
Union America Mortgage Corporation

Assignee

AFTER RECORDING RETURN TO

Union America Mortgage Corporation
905 East M.L. King Drive, Suite 660
Tarpon Springs, FL 34689

IF DON'T USE THIS
SPACE, RESERVED
FOR RECORDING
LABEL IN COUNTIES
WHERE USED.)

Fees: \$10.00

STATE OF OREGON,
County of Klamath ss.

I certify that the within instrument was received for record on the 9th day of November, 1995, at 3:34 o'clock P.M., and recorded in book/reel/volume No. M95 on page 30712 or as fee/file/instrument/microfilm/reception No. 8909, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch Co Clerk

NAME

TITLE

By Annette Mueller Deputy