

ASSIGNMENT OF TRUST DEED

MTC 37267DS

FOR VALUE, WESTERN BANK, A DIVISION OF WASHINGTON MUTUAL BANK,

Assignor, does hereby grant, bargain, sell and assign to OREGON DEPARTMENT OF VETERANS' AFFAIRS, 700 SUMMER STREET NE, SALEM, OR 97310, Assignee, all of the beneficial interest of the Assignor in and to the property described in that certain trust deed dated FEBRUARY 28, 1996, executed by MARK A. SEXTON AND LYNN K. SEXTON, Grantor, to MOUNTAIN TITLE COMPANY, Trustee, recorded FEBRUARY 28, 1996, Instrument # 14031 of the Mortgage Records of * Vol 1996 page 5532 KLAMATH County, Oregon; also that certain promissory note described in and secured by said trust deed.

This assignment is made without warranty, representation or recourse, except that Assignor warrants that it is the owner of the indebtedness secured by said trust deed and that the amount owing thereon has been truly stated to the Assignee.

IN WITNESS WHEREOF, the said WESTERN BANK, Coos Bay, Oregon, has caused these presents to be executed on its behalf by its duly authorized officer this 21ST day of FEBRUARY, 1996.

WESTERN BANK

By Kathy Miller

STATE OF OREGON,)

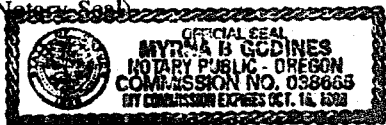
) SS

COUNTY OF COOS

FEBRUARY 21 A.D. 1996

Personally appeared KATHY MILLER who, being duly sworn did say that he/she is the Assistant Manager/Real Estate Loan Center of WESTERN BANK, Coos Bay, Oregon, and that the said instrument was signed in behalf of said corporation by authority of its Board of Directors; and he/she acknowledged said instrument to be its voluntary act and deed. Before me:

(Notary Seal)

Myrta B. Godines
Notary Public for OregonMy Commission Expires 10-16-98

ASSIGNMENT OF TRUST DEED

WESTERN BANKBOX 869COOS BAY, OR 97420STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Mountain Title Company

on this 28th day of February A.D., 19 96
at 3:00 o'clock P.M. and duly recorded
in Vol. M96 of Mortgages Page 5540
Bernetha G Letsch County Clerk

By Cheryl Lussier

Deputy.

Fee, \$10.00

96 FEB 28 P 3:00