

K-42815
REASSIGNMENT OF TRUST DEED
AND PROMISSORY NOTE BY BENEFICIARY

MALIN RANCHES UNLIMITED, an Oregon business trust (hereinafter "Malin"), assignee of the beneficiary's interest under an Assignment of Trust Deed by Beneficiary, dated September 25, 1990, and recorded September 27, 1990, in Vol. M90, Page 19494, as Instrument No. 20731, in the Mortgage Records of Klamath County, Oregon, and assignee of a promissory note under an Assignment of Note dated March 16, 1990, that certain real property located in Klamath County, Oregon, being more particularly described as follows:

Lot 1, Block 60, Town of Malin, according to the official plat thereof no file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

(a) Any charges or assessments of the City of Malin for municipal improvements.

(b) Trust Deed including the terms and provisions thereof, executed by Kenneth H. Duncan and Evelyn R. Duncan, as grantors, to William Sisemore, as Trustee, for Klamath First Federal Savings and Loan Association, as beneficiary, dated December 6, 1984, in Volume M-84, page 20550, Mortgage Records of Klamath County, Oregon, to secure the payment of \$11,250.00.

MALIN HEREBY REASSIGNS, grants, transfers and sets over its interest as beneficiary in the Second Trust Deed dated November 25, 1988, executed by Daniel Hernandez Martinez and Graciela Alvarado Hernandez, husband and wife, wherein Klamath County Title Company is trustee, and Kenneth H. Duncan and Evelyn R. Duncan, husband and wife, are beneficiaries, recorded January 12, 1989, in Vol M89, Page 688, as Instrument No. 95995, Mortgage Records, of Klamath County, Oregon, and further

MALIN HEREBY REASSIGNS its interest in the Promissory Note dated November 25, 1988, in the amount of \$24,000.00, given by Daniel Hernandez Martinez and Graciela Alvarado Hernandez to Kenneth H. Duncan and Evelyn R. Duncan,

TO: MICHAEL A. GRASSMUECK, INC., Trustee for the Bankruptcy Estate of Kenneth and Evelyn Duncan, Bankruptcy Case #690-64872-R07, District of Oregon, hereinafter "Assignee," and

AFTER RECORDING,
RETURN TO:

Donaldson, Albert, Tweet et al
P.O. Box 968
Salem, OR 97308

UNTIL A CHANGE IS REQUESTED, ALL
TAX STATEMENTS SHALL BE SENT TO:

Michael A. Grassmuck, Inc., Trustee
PO Box 1783
Medford, OR 97501-0140

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Churchill, Leonard, Brown & Donaldson
PO Box 804

Salem, Oregon 97308
(503) 585-2255

96 MAR 27 10:55

Assignee's successors and assigns, all its 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 it is the beneficiary by way of assignment under said Trust Deed and is the owner and holder of the beneficial interest therein; that it has good right to sell, transfer and assign the same, and the note secured thereby, and that there is now unpaid on the obligations secured by said Trust Deed the sum of not less than \$_____ with interest thereon from November 18, 1988, at an interest rate of ten percent (10%) per annum.

Consideration for this reassignment is compliance with a Settlement Agreement dated February 11, 1991.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 4/17 day of April, 1991.

MALIN RANCHES UNLIMITED

By Beverly Gail Prescott
Beverly Gail Prescott, Trustee

By Marilyn Sue Hagerty
Marilyn Sue Hagerty, Trustee

STATE OF OREGON)
)
County of Klamath)

ss.

The foregoing instrument was acknowledged before me this 17th day of April, 1991, by Beverly Gail Prescott, Trustee, of Malin Ranches Unlimited, an Oregon business trust, on its behalf.

Cynthia Jensen
Notary Public for Oregon
My commission expires: 3-25-93

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STATE OF OREGON)
)
 County of Klamath)

ss.

The foregoing instrument was acknowledged before me this 17 day of April, 1991, by Marilyn Sue Hagerty, Trustee, of Malin Ranches Unlimited, an Oregon business trust, on its behalf.

Sharon L. Green
 Notary Public for Oregon
 My commission expires: 10/11/93

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 27th day
 of March A.D., 19 96 at 10:55 o'clock AM., and duly recorded in Vol. M96,
 of Mortgages on Page 8459.

FEE \$20.00

Bernetha G. Letsch, County Clerk
 By Cheryl Russell

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