

ASSIGNMENT OF TRUST DEED BY BENEFICIARY

96 JUN -6 AM 10:04

FOR VALUE RECEIVED, the undersigned who is the beneficiary under that certain Trust Deed dated April 3, 1995, executed and delivered by Piedmont Properties, Inc., an Oregon Corporation, Grantor, to Continental Lawyers Title Company, Trustee, in which The Universal Fund, a Utah Limited Liability Company is the beneficiary, recorded in the Mortgage Records of Klamath County, Oregon on April 24, 1995, in Vol. No. M95, page 10251, and conveying real property in said county described as follows:

PARCEL 1: Township 35 South, Range 9 E.W.M.  
Section 12: S $\frac{1}{2}$ NW $\frac{1}{4}$ , NW $\frac{1}{4}$ SW $\frac{1}{4}$ , E $\frac{1}{2}$ SW $\frac{1}{4}$ , W $\frac{1}{2}$ SE $\frac{1}{4}$  AND SW $\frac{1}{4}$ NE $\frac{1}{4}$

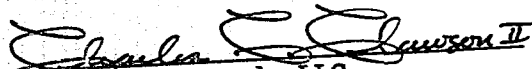
PARCEL 2: Township 35 South, Range 10 E.W.M.  
Section 18: NE $\frac{1}{4}$ , Lots 1, 2 and E $\frac{1}{2}$ NW $\frac{1}{4}$

hereby grants, assigns, transfers and sets over its interest therein to XIT, LLC, and Assignee's heirs and assigns, all its beneficial interest in and under said Trust Deed, together with the notes, monies 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 under said Trust Deed and is the owner and holder of the beneficial interest therein; and that it has good right to sell, transfer and assign the same, and the note or other obligation secured thereby.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal.

DATED: May 28, 1996.

  
The Universal Fund, LLC  
by Charles C. Clawson, II, an  
authorized officer

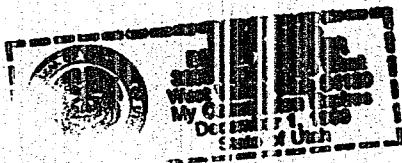
16541

STATE OF UTAH )

County of Salt Lake ) ss.

On this 28 day of May, 1996, before me personally appeared the above named Charles Clausen, who is personally known by me, and acknowledged the foregoing instrument to be his free and voluntary act.

Debra Thoresen  
Notary Public for Utah  
My Commission Expires: 12-1-99



Assignment of Trust Deed by Beneficiary - Page 2  
(univer\assign.klm)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Fowler & McNair the 6th day  
of June A.D., 19 96 at 11:04 o'clock A M., and duly recorded in Vol. M96,  
of Mortgages on Page 16540.

Bernetha G. Letsch, County Clerk

FEE \$15.00

By Cheryl Russell