

21505

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 July 15, 1996, executed and delivered by GAIL M. LEPLY AND CONSTANCE C. LEPLY, husband and wife, grantor, to WILLIAM L. SISEMORE, trustee, in which GERALD W. BERCOVITZ is the beneficiary, recorded on July 17, 1996, in book/reel/volume No. M96 on page 21264 or as fee/file/instrument/microfilm/reception No. 21504 (indicate which) of the Mortgage Records of Klamath County, Oregon, and conveying real property in said county described as follows:

AS PER EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.....

GERALD W. BERCOVITZ, TRUSTEE OF THE GERALD W.

hereby grants, assigns, transfers and sets over to BERCOVITZ LIVING TRUST AGREEMENT DATED JULY 17, 1992, 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 \$ 34,000.00 with interest thereon from July 15, 1996.

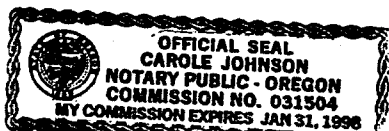
In construing this instrument and whenever the context hereof so requires the singular includes the plural.

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: July 15, 1996

Gerald W. Bercovitz
GERALD W. BERCOVITZ

STATE OF OREGON, County of Klamath) ss.
This instrument was acknowledged before me on July 15, 1996,
by GERALD R. BERCOVITZ
This instrument was acknowledged before me on _____, 19____,
by _____
as _____
of _____



Chick Johnson
Notary Public for Oregon
My commission expires January 31, 1998

ASSIGNMENT OF TRUST DEED BY BENEFICIARY

Assignor
to _____
Assignee

AFTER RECORDING RETURN TO
Aspen Title & Escrow, Inc.
Collection Escrow Dept.

(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

96 JUL 17 AM 1:16

Beginning at a point which is 250 feet distant in an Easterly direction from the Northeast corner of the property deeded to J. Linman, April 29, 1916, thence Southerly and at right angles with Front Street 100 feet, more or less, or to high water line of Klamath Lake; thence 25 feet Easterly and parallel to Front Street; thence 100 feet, more or less, Northerly and at right angles to Front Street, to the Southerly line of Front Street; thence 25 feet Westerly along the Southerly line of Front Street to the place of beginning, all lying in Lot 10, Section 30, Township 38 S.R. 9 E.W.M., containing .057 acres more or less, being the same property described in deed from the Klamath Development Co., a corporation, to John Worden, by deed dated March 19, 1920, recorded April 23, 1920, in Volume 52 of Deeds, page 343, Records of Klamath County, Oregon.

SUBJECT TO: (1) Rights of the public and of governmental bodies in and to any portion of the above described property lying below the high water line of Klamath Lake; (2) Conveyance, including the terms and provisions thereof, of Riparian and other rights, executed by Klamath Canal Company, a corporation, to the United States of America, dated April 23, 1906, recorded May 1, 1906, in Volume 20, page 83, Deed Records of Klamath County, Oregon; (3) Agreement and Release of Damages, including the terms and provisions thereof, executed by H. H. Monroe, a single man, to The California Oregon Power Company, a corporation, and California-Oregon Power Company, a corporation, dated November 19, 1949, recorded December 12, 1949, in Volume 235 page 561, Deed Records of Klamath County, Oregon, relative to the raising and/or lowering of the waters of Upper Klamath Lake between the elevations of 4143.3 feet and 4137 feet above sea level.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 17th day
of July A.D., 19 96 at 11:16 o'clock AM., and duly recorded in Vol. M96,
of Mortgages on Page 21268

Bernetha G Letsch, County Clerk

By Cheryl Marshall

FEE \$ 15.00