

21508

FOR VALUE RECEIVED, the undersigned who is the beneficiary or his successor in interest under that certain trust deed dated JULY 16, 1996, executed and delivered by DANIEL W. LEE, grantor, a MARRIED MAN, to ASPEN TITLE & ESCROW INC., trustee, in which Award Mortgage, Inc. an Oregon Corporation is the beneficiary, recorded on July 17, 1996, in book/reel/volume No. m96 on page 21272 or as fee/title/instrument/microfilm/reception No. 21507 (indicate which) of the Mortgage Records of KLAMATH County, Oregon, and conveying real property in said county described as follows:

LEGAL DESCRIPTION IS ATTACHED HERETO AS EXHIBIT "A", AND BY THIS REFERENCE IS MADE A PART HEREOF.

by grants, assigns, transfers and sets over to UNION AMERICA MORTGAGE CORP 905 E ML KING DR STE #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 \$ 84,150.00 with interest thereon from AUG. 1, 1996.

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: JULY 16, 1996

Award Mortgage, Inc., an Oregon Corporation

Donna Darnell
DONNA DARNELL
ASST. VICE PRESIDENT



(SEAL)

My commission expires:

Notary Public for Oregon

STATE OF OREGON,

County of Jackson

This instrument was acknowledged before me on JULY 16, 1996, by DONNA DARNELL

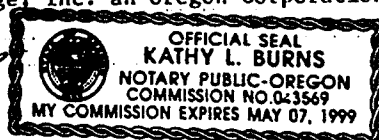
as ASST VICE PRESIDENT

of Award Mortgage, Inc. an Oregon Corporation

Kathy Burns
Notary Public for Oregon

My commission expires:

5-7-99



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 66
TARPON SPRING, FL 34689

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

STATE OF OREGON,

County of Jackson

I certify that the within instrument was received for record on the 16 day of JULY, 1996, at 10 o'clock AM, and recorded in book/reel/volume No. m96 on page 21272 or as fee/title/instrument/microfilm/reception No. 21507 Record of Mortgages of said County. Witness my hand and seal of County affixed.

By Donna Darnell Deputy

A tract of land situated in the SW 1/4 NW 1/4 of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 1/2 inch iron pin on the East line of Kennicott Country Estates Subdivision and on the centerline of vacated Ogden Street, said point being North 89 degrees 47' East 550.00 feet and North 641.00 feet from the West one-fourth corner of said Section 12; thence North along the centerline of said vacated Ogden Street 135.74 feet to a point on a 358.10 foot radius curve to the left (R-359.26 feet by D.V. 355, Page 104), said point also being on the Southerly right of way line of Denver Ave.; thence Easterly along the arc of said curve and the Southerly right of way line of Denver Ave. 146.38 feet; thence South 26 degrees 17' 18" East radial to said curve 100.54 feet to the East line of that tract of land described in Deed Volume 355 at Page 104, Klamath County Deed Records; thence South along the East line of said Tract 82.18 feet; thence West 185.22 feet to the point of beginning.

CODE 41 MAP 3909-12BC TL 4000

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 11:17 o'clock AM., and duly recorded in Vol. M96
of Mortgages on Page 21280.
FEE \$15.00
Bernetha G Letsch, County Clerk
By [Signature]