

ASSIGNMENT OF DEED OF TRUST

For Value Received, the undersigned as Beneficiary, hereby grants, conveys, assigns and transfers to WESTERN UNITED LIFE ASSURANCE COMPANY, a corporation whose address is W. 929 Sprague, Spokane, Washington, 99204, all beneficial interest under that certain Trust Deed, dated December 3, 1990, executed by Philip L. Seeley and Cynthia J. Seeley, husband and wife, Grantor, to Mountain Title Company of Klamath County, Trustee, and recorded on December 7, 1990, in Volume M90, at page 24349, under Instrument No. 23466, Records of Klamath County, Oregon, describing land therein as:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Together with note or notes therein described or referred to, the money due and to become due thereon, with interest, and all rights accrued or to accrue under said Deed of Trust.

The undersigned hereby covenants to and with 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 38,475.60 (approximately) with interest thereon from April 7, 1996.

DATED: this 17th day of April, 1996

**OLD STANDARD LIFE INSURANCE COMPANY**

[Signature]

M. DAVID GORTON, VICE PRESIDENT

[Signature]

TOM TURNER, SECRETARY-TREASURER

STATE OF WASHINGTON)
County of Spokane) ss.

On this 17th day of April, 1996, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared M. David Gorton and Tom Turner to me known to be the Vice President and Secretary-treasurer respectively, of Old Standard Life Insurance Company, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.



[Signature]

Notary Public in and for the State of Washington

Residing at Spokane

My commission expires: November 5, 1999

When Recorded Return To:

WESTERN UNITED LIFE ASSURANCE COMPANY
Attn.: Twilla I. Hill
W. 929 Sprague Ave.
Spokane, WA 99204

Account Reference: **#836676-SEELEY**

132

25114

EXHIBIT "A"
LEGAL DESCRIPTION

The NW1/4 of the NE1/4 of the SE1/4 of Section 12, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

SAVING AND EXCEPTING THEREFROM that portion conveyed to Klamath County for roadway purposes in Volume M79, page 17530, Microfilm Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM that portion of the NW1/4 NE1/4 SE1/4 of Section 12, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, within the following described boundaries:

Beginning at a point in the West line of said NW1/4 NE1/4 SE1/4 of said Section 12, distant along said line, South 0 degree 07' 10" West 333.02 feet from the Northwest corner of said NW1/4; thence parallel with the North line of said NW1/4, North 89 degrees 58' 22" East, 228.0 feet; thence parallel with the East line of said NW1/4, South 0 degree 02' 06" East 29.00 feet; thence parallel with the North line of said NW1/4, North 89 degrees 58' 22" East 125.00 feet; thence parallel with said East line of said NW1/4, North 0 degree 02' 06" West 29.00 feet to a point in the Easterly prolongation of said line having a length of 228.00 feet, said point designated "A" for purposes of this description; thence along said prolongation North 89 degrees 58' 22" East 324.83 feet to the East line of said NW1/4; thence along said East line, South 0 degrees 02' 06" East 332.60 feet to the Southeast corner of said NW1/4; thence along the South line of said NW1/4, South 89 degrees 54' 01" West 678.72 feet to said West line of said NW1/4; thence along said West line, North 0 degree 07' 10" East 333.01 feet to said point of beginning.

Tax Account No: 4007 012D0 00500

~~TOGETHER WITH, 1973 Pacifica mobile home Serial #12867 which is firmly affixed, to the above property.~~

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Western United Life Company the 15th day of August A.D., 19 96 at 9:37 o'clock A M., and duly recorded in Vol. M96 of Mortgages on Page 25113.

FEE \$15.00

Bernetha G. Letsch, County Clerk
By [Signature]