

26059

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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 September 5, 1990, executed and delivered by Gregory D. Mitchell and Delphine R. Mitchell, husband and wife to Mountain Title Company of Klamath County, grantor, Donald E. Fleming and Helen J. Fleming, husband and wife, trustee, in which on September 6, 1990, in book/reel/volume No. M90 on page 17929 is the beneficiary, recorded ment/microfilm/reception No. 19816 (indicate which) of the Mortgage Records of Klamath County, Oregon, and conveying real property in said county described as follows:

See Exhibit "A" attached hereto

hereby grants, assigns, transfers and sets over to Judith A. Baldwin and Leonard H. Fleming, 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 \$22,197.23 with interest thereon from July 31, 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.

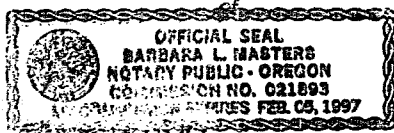
DATED: 8-15, 1996

Judy A. Baldwin
Judith A. Baldwin as claiming successor of
the Donald E. Fleming Estate

STATE OF OREGON, County of KlamathThis instrument was acknowledged before me on August 15, 1996, by Judy A. Baldwin

This instrument was acknowledged before me on _____, 19____, by _____

as _____



Barbara L. Masters
Notary Public for Oregon

My commission expires 2-5-97ASSIGNMENT OF TRUST DEED
BY BENEFICIARY

Estate of Donald E. Fleming

Assignor

to

Judith A. Baldwin and Leonard H. Fleming

Assignee

AFTER RECORDING RETURN TO

Brandsness, Brandsness & Rudd, PC.
411 Pine Street
Klamath Falls, OR 97601

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

STATE OF OREGON,
County of _____ } ss.

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

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A portion of Lot 1, Section 31, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at the corner common to Sections 36, Township 39 South, Range 7 East of the Willamette Meridian, Section 31, Township 39 South, Range 8 East of the Willamette Meridian, Section 1, Township 40 South, Range 7 East of the Willamette Meridian, and Section 6, Township 40 South, Range 8 East of the Willamette Meridian, and running thence North along the line between said Sections 36 and 31, 315 feet more or less, to a point which shall coincide with the South line of a tract in the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 36, presently owned by Frank Niles and Letha Niles, the true point of beginning; thence East 60 feet; thence North parallel to the Township line 240 feet; thence West 60 feet; thence South along the Township line 240 feet to the point of beginning.

PARCEL 2:

A portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point which is 314.5 feet North of the Southeast corner of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence West at right angles to said East section line 40 feet; thence North parallel to the East line of said Section 345.5 feet, more or less, to the South line of that parcel of property described in Volume 120 at page 451, Deed Records of Klamath County, Oregon; thence East along the South line of said property 40 feet to the said Section line; thence South 345.5 feet more or less to the point of beginning.

PARCEL 3:

A parcel of land situated in Section 36, Township 39 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and in Section 31, Township 39 South, Range 8 East of the Willamette Meridian, being more particularly described as follows:

Beginning at a point on the East line of said Section 36 from which an iron axle marking the Southeast corner of said Section 36 bears South, 314.5 feet; thence West 40 feet; thence South 30 feet; thence East 40 feet to a point on said East line; thence continuing East 60 feet; thence North 30 feet; thence West 60 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title the 1st day
of October A.D., 1996 at 3:55 o'clock P. M., and duly recorded in Vol. M96
of Mortgages on Page 31191

FEE \$15.00

Bernetha G. Letsch County Clerk
By Kathleen Ross