

26215

mtc 39137

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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 August 15, 1996, executed and delivered by Steven E. Gelhardt and Judy C. Gelhardt, husband and wife, grantor, to AmeriTitle, trustee, in which James R. Leard and Marjorie J. Leard, or the survivor thereof is the beneficiary, recorded on August 19, 1996, in book/reel/volume No. M96 on page 25482 or as fee/file/instrument/microfilm/reception No. _____ (indicate which) of the Mortgage Records of Klamath County, Oregon, and conveying real property in said county described as follows:

See attached Exhibit "A" incorporated herein be reference.

James R. Leard and Marjorie J. Leard, Co-Trustees of the James R. Leard Revocable Living Trust, dated 9/18/96 hereby grants, assigns, transfers and sets over to and the Marjorie J. Leard Revocable Living Trust, dated 9/18/96, 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 \$ -0- with interest thereon from _____, 19____.

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: October 3, 1996.

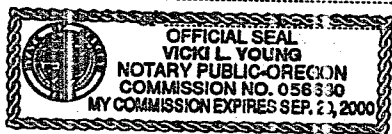
James R. Leard
James R. Leard

Marjorie J. Leard
Marjorie J. Leard

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on October 3, 1996, by James R. Leard and Marjorie J. Leard

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



Vicki L. Young
Notary Public for Oregon

My commission expires 9-20-2000

ASSIGNMENT OF TRUST DEED BY BENEFICIARY

James R. Leard and Marjorie J. Leard

Assignor

to

James R. Leard and Marjorie J. Leard, Co-Trustees

Assignee

AFTER RECORDING RETURN TO

AmeriTitle
222 S. 6th Street
Klamath Falls, OR 97601
Collsec # 39137

(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

96 OCT -3 P 3:49

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EXHIBIT "A"

Beginning at a point in the South line of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which is 695.5 feet, more or less, West of the quarter corner common to Sections 2 and 11, of said Township and Range, and which point of beginning is also in the West line of Hope Street and is the Northeast corner of Tract 37 of HOMEDALE, a platted subdivision in Klamath County, Oregon; thence North 0° 13' East along the West line of said Hope Street a distance of 115.0 feet; thence North 89° 56' West 47 feet; thence North 66° 52' West along a line parallel to the center line of the Oregon-California and Eastern Railway, a distance of 801.2 feet to the Northeasterly right of way line of the U.S.R.S Main Canal; thence South 39° 15' East (South 39° 08' East U.S.R.S.) along said right of way line a distance of 554.1 feet, more or less, to the South line of said Section 2, which is also the North line of said Tract 37, HOMEDALE; thence South 89° 54' East along said Section line a distance of 432.8 feet to the point of beginning and being a parcel of land lying in the S½ SW¼ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 3rd day
of October A.D., 19 96 at 3:49 o'clock P. M., and duly recorded in Vol. M96,
of Mortgages on Page 31526
Bernetha G. Letsch County Clerk

FEE \$15.00

By Kathleen Ross