

30073

ASSIGNMENT OF TRUST DEED BY BENEFICIARY OR BENEFICIARY'S SUCCESSOR IN INTEREST

Vol. 1796 Page 39167

FOR VALUE RECEIVED, the undersigned who is the beneficiary or beneficiary's successor in interest under that certain trust deed dated August 17, 1993, executed and delivered by Dennis Fancher and Araceli Fancher, husband and wife, grantor, to Mountain Title Company of Klamath County, trustee, in which Homer A. McAllaster and Alta McAllaster or the survivor or them is the beneficiary, recorded on August 27, 1993, in book/reel/volume No. M-93 on page 21700 or as fee/file/instrument/microfilm/reception No. 66982 (indicate which) of the Mortgage Records of Klamath County, Oregon, and conveying real property in said county described as follows:

See Exhibit A Legal Description which is made a part hereof by this reference

*Executed by the Grantors August 25, 1993.

**AmeriTitle Company as Successor Trustee

AND

Michael Craig ~~and~~ Lorra Craig, husband and wife, ~~the~~

hereby grants, assigns, transfers and sets over to ~~the~~ Michael Craig and Lorra Craig, 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 \$120,021.04 with interest thereon from September 17, 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: December 5, 1996
October

HOMER A. MC ALLASTER

ALTA MC ALLASTER

STATE OF OREGON, County of Clark, ss.

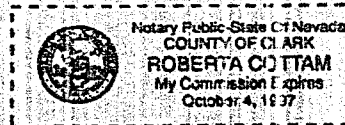
This instrument was acknowledged before me on Dec 5, 1996, by Homer A. Alta McAllaster

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

by _____,

as _____,

of _____.



My commission expires 10-4-97

ASSIGNMENT OF TRUST DEED BY BENEFICIARY

Homer A. McAllaster and Alta
McAllaster

Assignor

to Michael Craig and Lorra Craig

Assignee

AFTER RECORDING RETURN TO

Neal G. Buchanan
435 Oak Avenue
Klamath Falls, OR 97601

(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

EXHIBIT "A" LEGAL DESCRIPTION

39168

PARCEL 1

A portion of Government Lots 21 and 22, Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin on the Section line common to Sections 6 and 7, Township 35 South, Range 7 East of the Willamette Meridian and on the Westerly right of way line of State Highway 427, said iron pin bearing South 89 degrees 41' 17" West 646.31 feet from the 1/4 section corner common to Sections 6 and 7, Township 35 South, Range 7 East of the Willamette Meridian; thence South 89 degrees 41' 17" West along said Section line a distance of 50.95 feet to the East shore of Agency Lake; thence with the meanders of the East shore of Agency Lake, as follows: North 3 degrees 06' West, 194.86 feet, North 16 degrees 36' West, 168.00 feet, North 15 degrees 41' West, 196.00 feet, North 11 degrees 20' West 210.00 feet to a 5/8 inch iron pin; thence leaving the meanders of the East shore of Agency Lake, North 89 degrees 15' East 193.15 feet to a 5/8" iron pin on the Westerly right of way line of State Highway 427; thence along the Westerly right of way line of State Highway 427 as follows: South 0 degrees 15' 30" West 253.54 feet, South 1 degree 10' 00" East, 490.17 feet to the point of beginning.

PARCEL 2

A tract of land situated in Government Lot 22 of Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon and being a portion of that tract of land described in deed volume M83, page 14321, Microfilm Records of Klamath County, Oregon, as Parcel 2, more particularly described as follows:

Beginning at a 5/8" iron pin with a Tru-Line Surveying plastic cap on the South line of said Section 6, from which the South 1/4 corner of said Section 6 bears North 89 degrees 37' 55" East 361.31 feet; thence South 89 degrees 37' 55" West, along said South line, 225.00 feet to 1 inch pipe on the Easterly right of way line of Modoc Point Road; thence North 01 degrees 10' 25" West, along said right of way line, 388.00 feet to a 5/8 inch iron pin with Tru-Line Surveying plastic cap; thence North 89 degrees 38' 18" East 225.00 feet to a 5/8 inch iron pin with Tru-Line Surveying plastic cap; thence South 01 degrees 10' 25" East 387.97 feet to the point of beginning with bearings based on the North line of the tract described in said deed volume M83, page 14321, Microfilm Records of Klamath County, Oregon, as being North 89 degrees 41' 16" East.

STATE OF OREGON : COUNTY OF KLAMATH:

Filed for record at request of Neal G. Buchanan the 17th day
of December A.D. 19 96 at 2:21 o'clock P.M. and duly recorded in Vol. M96
of Mortgages on Page 39167

FEE \$15.00

County Clerk
by Bernetha Letsch

Kathleen Rose