

30809

K-47067

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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 14, 1994, executed and delivered by James Arthur Nelson to Western Title & Escrow, grantor, United States National Bank of Oregon, trustee, in which on August 31, 1994, in book/reel/volume No. M94 on page 27354 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:

Lot 31, Block 2, Tract 1098-Split Rail Ranchos, Klamath County, Oregon

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hereby grants, assigns, transfers and sets over to Home Advantage Financial Services, Inc., 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 \$15,097.24 with interest thereon from December 16, 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 16, 1996

United States National Bank of Oregon

By: *Stan Hamill*

Title: *VP*

STATE OF OREGON, County of Multnomah

This instrument was acknowledged before me on December 24th, 1996,

by *Stan P. Hamill*

as Vice President

of U.S. National Bank



OFFICIAL SEAL  
MARILYN SOLEI  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 027452  
MY COMMISSION EXPIRES AUG. 28, 1997

My commission expires *8-28-97*

Notary Public for Oregon

# ASSIGNMENT OF TRUST DEED BY BENEFICIARY

Assignor

to

Assignee

AFTER RECORDING RETURN TO  
Home Advantage  
Financial Services, Inc.  
P.O. Box 7  
Bend, OR 97709  
(503) 317-8717

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

FEE: \$10.00

STATE OF OREGON,  
County of Klamath } ss.

I certify that the within instrument was received for record on the 3rd day of January, 1997, at 3:07 o'clock P.M., and recorded in book/reel/volume No. M97 on page 185 or as fee/file/instrument/microfilm/reception No. 30809, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

By *Spence Frisby* Deputy