

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 December 23, 1994, executed and delivered by JOHN H. RISKUS AND PILAR RISKUS, husband and wife, grantor, to ASPEN TITLE & ESCROW, INC., trustee, in which LEELA BENJAMIN AND BRUCE E. BENJAMIN, with full rights of survivorship, are beneficiary, recorded on January 19, 1995, in book/reel/volume No. M-95 on page 1283 or as fee/file/instrument/microfilm/reception No. (indicate which) of the Mortgage Records of County, Oregon, and conveying real property in said county described as follows:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

THIS ASSIGNMENT IS A COLLATERAL ASSIGNMENT AND IS GIVEN AS ADDITIONAL SECURITY FOR A DEBT OWED BY ASSIGNEES TO ASSIGNOR.

hereby grants, assigns, transfers and sets over to DENNIS L. SIMPSON, a Limited Partnership, 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 \$52,957.05 with interest thereon from May 6, 1997.

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 19, 1996

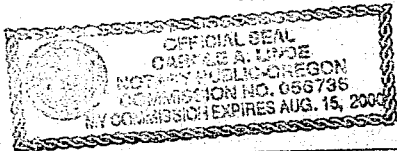
LEELA BENJAMIN

BRUCE E. BENJAMIN

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on December 31, 1996, by LEELA BENJAMIN and BRUCE E. BRINK

This instrument was acknowledged before me on , 19, by as of



Carolyn A. Lunde

Notary Public for Oregon

My commission expires August 15, 2000.

ASSIGNMENT OF TRUST DEED BY BENEFICIARY

LEELA BENJAMIN AND BRUCE E. BRINK Assignor

to

DENNIS L. SIMPSON, a Limited Partnership Assignee

AFTER RECORDING RETURN TO

KLAMATH FIRST FEDERAL SAVINGS & LOAN ASSOCIATION
540 MAIN STREET
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

A tract of land situated in Lots 3 and 4, Block 44, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwesterly corner of Lot 4, Block 44, Nichols Addition to the City of Klamath Falls; thence Southeasterly along the Southerly line of Lot 4, which line is also the Northerly line of 9th Street; 20 feet to the true point of beginning; thence continuing Southeasterly along said line 28.7 feet; thence Northeasterly parallel to the Westerly line of Lot 4, 60 feet; thence Southeasterly parallel with the Southerly line of Lot 4 to the Westerly line of High Street; thence Northeasterly along the Westerly line of High Street to the Southeasterly corner of property described in Book 176 at Page 281, Deed Records; thence Northwesterly along the Southerly line of property described in Book 176 at Page 281, Deed Records to a point that is 20 feet Southeasterly from the Northwesterly line of Lot 3; thence Southwesterly parallel to the Westerly line of Lots 3 and 4, 75 feet to the point of beginning.

CODE 1 MAP 3809-29DC TL 15700

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 6th day
of January A.D., 19 97 at 3:43 o'clock P. M., and duly recorded in Vol. M97
of Mortgages on Page 320

FEE \$15.00

by Bernetha G. Letsch, County Clerk
Rettler Ross