

NS

36253

COLLATERAL ASSIGNMENT  
ASSIGNMENT OF TRUST DEED  
BY BENEFICIARY

97 APR 17 P3:33

Vol. 11660 Page 11660

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 \_\_\_\_\_ and/or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_, Records of said County.

Witness my hand and seal of County affixed.

NAME \_\_\_\_\_ TITLE \_\_\_\_\_

By \_\_\_\_\_, Deputy.

SPACE RESERVED  
FOR  
RECORDERS USE

After recording, return to (Name, Address, Zip):

Aspen Title  
525 Main  
Klamath Falls, OR 97601  
Attn: Coll. Dept.

FOR VALUE RECEIVED, the undersigned who is the beneficiary or the beneficiary's successor in interest under that certain trust deed dated April 11, 1997, executed and delivered by FRED G. BROWN to ASPEN TITLE & ESCROW, INC., grantor, BILL G. PRATER AND VIDA PRATER, husband and wife, or the survivor is the beneficiary, recorded on April 17, 1997, in \_\_\_\_\_ volume No. M-97 on page 11655, and/or as fee/file/instrument/microfilm/reception No. 36252 (indicate which) of the Records of Klamath County, Oregon and conveying real property in that county described as follows:

SEE ATTACHED EXHIBIT "A"

THIS ASSIGNMENT IS FOR SECURITY PURPOSES ONLY TO SECURE A DEBT IN THE AMOUNT OF \$17,550.00 OWED BY ASSIGNOR HEREIN TO ASSIGNEE HEREIN.

hereby grants, assigns, transfers, and sets over to ERA/NICHOLSON & ASSOCIATES, hereinafter called assignee, and assignee's heirs, personal representatives, successors and assigns, all of the beneficial interest in and under the 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 the trust deed.

The undersigned hereby covenants to and with the assignee that the undersigned is the beneficiary or beneficiary's successor in interest under the 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. There is now unpaid on the obligations secured by the trust deed the sum of not less than \$17,550.00 with interest thereon at the rate of 9.0 percent per annum from May 1, 1997.

In construing this instrument, and whenever the context 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, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors. \*\*not to exceed the sum of \$17,550.00, plus interest as agreed.

Dated April 14, 1997.

Bill G. Prater  
BILL G. PRATER

Vida Prater  
VIDA PRATER

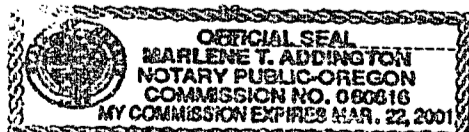
STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on April 17, 1997,

by BILL G. PRATER and VIDA PRATER

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_



Marlene T. Addington  
Notary Public for Oregon

## EXHIBIT "A"

All of Lot 9, Section 31, Township 35 South, Range 7 East of the Willamette Meridian, and a portion of Lot 12, Section 31, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the Northeast corner of Lot 12, Section 31, Township 35 South, Range 7 East of the Willamette Meridian; thence South 0 degrees 19 3/4' East 55.0 feet to an iron pin; thence North 45 degrees 18 3/4' West 77.8 feet to an iron pin; thence North 89 degrees 40 1/4' East 55.0 feet, more or less, to the point of beginning.

All of Lots 11, 20, 21, 28, 29 and 38, Section 31, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon; EXCEPTING the following described portion thereof, heretofore conveyed by Grantors to Tulana Farms by deed dated February 4, 1960, recorded on same date in Volume 318 at Page 627, Deed Records of Klamath County, Oregon:

Beginning at the stone monument marking the section corner common to Section 31 and 32, Township 35 South, Range 7 East of the Willamette Meridian, and to Sections 5 and 6, Township 36 South, Range 7 East of the Willamette Meridian; thence South 89 degrees 55 3/4' West along the section line common to said Sections 31 and 6, 425.0 feet to a point; thence North 0 degrees 25' West 30.0 feet to an iron pipe on the Northerly right of way line of a county road as the same is presently located and constructed and the true point of beginning of this description; thence South 89 degrees 55 3/4' West along the said Northerly right of way line 868.7 feet to a point in the fence line marking the Westerly boundary of Lot 38 of said Section 31; thence North 0 degrees 55 3/4' West 1271.1 feet to the stone monument marking the Northwest corner of Lot 29 of said Section 31 (said monument being also the SE 1/6 corner of said Section 31); thence North 0 degrees 25' West 1316.7 feet to the stone monument marking the Northwest corner of Lot 21 of said Section 31 (said monument being also the East 1/16 corner on the East-West centerline of said Section 31); thence North 0 degrees 19 3/4' West 1263.3 feet to an iron pin on the Westerly boundary of Lot 11 of said Section 31 and from which point the Northwest corner of said Lot 11 bears North 0 degrees 19 3/4' West 55.0 feet distant; thence South 13 degrees 14 1/2' East, 3955.5 feet, more or less, to the true point of beginning.

Continued on next page

EXHIBIT "A" CONTINUED

11662

Government Lots 20, 21, 28 and 29, Section 32, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

LESS AND EXCEPT the Northerly 190 feet of Lot 9, Section 31, Township 35 South, Range 7 East of the Willamette Meridian.

CODE 138 MAP 3507-3100 TL 300  
CODE 118 MAP 3507-3100 TL 1500  
CODE 118 MAP 3507-3100 TL 1600  
CODE 118 MAP 3507-3200 TL 1800  
CODE 118 MAP 3507-3200 TL 1900

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 17th day  
of April A.D., 19 97 at 3:33 o'clock P. M., and duly recorded in Vol. M97  
of Mortgages on Page 11660.

FEE \$20.00

Bernetha G. Letsch, County Clerk  
by Hedder Ross