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39173

Vol. M97 Page 18088ASSIGNMENT OF TRUST DEED  
BY BENEFICIARYTimothy A. Larsen  
Lori A. LarsenBeneficial Mortgage Co.

Assignor

Assignee

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

Beneficial Mortgage Co.1050 SW Baseline Ste A-2  
Hillsboro OR 97123SPACE RESERVED  
FOR  
RECORDER'S USE

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/instru-  
ment/microfilm/reception No. \_\_\_\_\_,  
Records of said County.Witness my hand and seal of County  
affixed.

NAME

TITLE

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

FOR VALUE RECEIVED, the undersigned who is the beneficiary or the beneficiary's successor in interest under that certain trust deed dated August 3, 19 87, executed and delivered by Gary E. Schrieber and Judith Schrieber, Husband and Wife, grantor, to Aspen Title & Escrow, Inc., an Oregon Corporation, trustee, in which Timothy A. Larsen and Lori A. Larsen is the beneficiary, recorded on August 11, 19 87, in book/reel/volume No. M-87 on page 14428, and/or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_ (indicate which) of the Records of Klamath County, Oregon and conveying real property in that county described as follows:

See attached Exhibit "A";

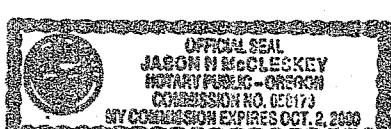
See attached Exhibit "B" for further terms and conditions.

hereby grants, assigns, transfers, and sets over to Beneficial Oregon Inc. dba Beneficial Mortgage Co., 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 \$ 48,532.60 with interest thereon at the rate of 6 percent per annum from 5/14, 19 97.

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.

Dated June 2, 19 97.

Timothy A. Larsen  
Timothy A. Larsen  
Lori A. Larsen  
Lori A. Larsen

STATE OF OREGON, County of Washington

} ss.

This instrument was acknowledged before me on June 2nd, 19 97  
by Timothy A. Larsen and Lori A. Larsen

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

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_

Notary Public for Oregon

## EXHIBIT "A"

A tract of land situated in the NE 1/4 NW 1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point on the North line of Henley Road, said point being North 00 degrees 11' 20" East 30.00 feet and South 89 degrees 33' 00" West 445.00 feet from the Southeast corner of the NE 1/4 NW 1/4 of said Section 25; thence South 89 degrees 33' 00" West, along the North line of Henley Road, a distance of 262.00 feet; thence North 01 degree 55' 00" East a distance of 922.42 feet to the Southwesterly right of way line of the Burlington Northern Railroad; thence South 47 degrees 56' 22" East along said right of way line a distance of 342.45 feet; thence South 01 degree 55' 00" West a distance of 690.82 feet to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to the United States of America by deed dated April 26, 1933, recorded June 7, 1933 in Book 101 at Page 138, Deed Records of Klamath County, Oregon.

CODE 198 MAP 3909-2500 TL 500

*R.H. Lave*

EXHIBIT B - ADDITIONAL TERMS AND CONDITIONS

This Assignment of beneficiary interest in trust deed is for collateral purposes only. It is being conveyed to assignee as additional security/collateral to secure assignor's performance as a payor associated with a Loan Agreement of even date with assignee as payee. Should assignor be in default of any of the terms and conditions of the said Loan Agreement and associated Trust Deed of even date with the said Trust Deed recorded on June 12, 1997 in document # 1997 19 06181 of the Deed and Mortgage records of Columbia County, OR, that said default shall allow assignee to also exercise its legal remedies against assignor's interest as beneficiary in this said trust deed (i.e.; assignee will then be able to "step into the shoes" of beneficiary associated with this beneficiary interest which is being assigned to assignee for collateral purposes only).

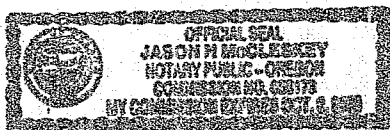
Timothy A. Larsen  
Timothy A. Larsen

Lori A. Larsen  
Lori A. Larsen

State of Oregon )  
County of Washington ) ss

Personally appeared the above-named Timothy A. Larsen and Lori A. Larsen before me and acknowledged the foregoing instrument to be their voluntary act and deed.

Subscribed and sworn to before me this 2<sup>nd</sup> day of June, 1997.



[Signature]  
Notary Public for Oregon  
My commission expires: 10/02/00

PAGE 1-ADDITIONAL TERMS AND CONDITIONS

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 12th day of June, A.D., 19 97 at 3:00 o'clock P. M., and duly recorded in Vol. M97 of Mortgages on Page 18088.

FEE \$20.00

By Bernetha G. Letsch County Clerk  
[Signature]