

40674

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

Vol. 1797 Page 21217

FOR VALUE RECEIVED, the undersigned who is the beneficiary or beneficiary's successor in interest under that certain trust deed dated February 22, 1995, executed and delivered by Harry E. Peacore and Carolyn F. Peacore, Trustees of Peacore Family Trust, grantor, to Aspen Title & Escrow, Inc., Stanley C. Masten & Virginia Lee Jones, Trustees of M.G. Burk Trust, trustee, in which on March 1, 1995, in book/reel/volume No. M95 on page 4554 or as fee/title/instrument/microfilm/reception No. (indicate which) of the Mortgage Records of Klamath County, Oregon, and conveying real property in said county described as follows:

See Exhibit "A"

Virginia Lee Jones and Janice M. Ogden and Patricia A. Masten, each as to an undivided one-third interest, 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 \$134,120.95 with interest thereon from July 2, 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: July 8, 1997.

Stanley C. Masten Trustee
Virginia Lee Jones & S.C. Masten
att in fact

STATE OF OREGON, County of Klamath

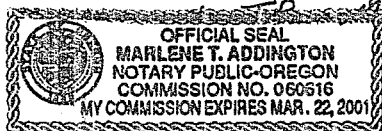
This instrument was acknowledged before me on July 8, 1997,

by Stanley C. Masten

This instrument was acknowledged before me on July 8, 1997,

by Stanley C. Masten

as Attorney in fact for Virginia Lee Jones, Trustee
M.G. Burk Trust



Marlene T. Addington
Notary Public for Oregon
My commission expires 3-22-01

ASSIGNMENT OF TRUST DEED
BY BENEFICIARY

Assignor
to
Assignee

AFTER RECORDING RETURN TO

Aspen Title
Attn: Collection Dept.
#2107

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

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 or as fee/title/instrument/microfilm/reception No. Record of Mortgages of said County.

Witness my hand and seal of County affixed.

NAME TITLE
By Deputy

EXHIBIT "A"

PARCEL 1:

In Township 40 South, Range 8 East of the Willamette Meridian,
in the County of Klamath, State of Oregon:

Section 7: Lot 5
Section 8: W 1/2 NW 1/4
Section 5: SW 1/4 SW 1/4, Lot 13

EXCEPTING THEREFROM that portion lying within the limits of the
Keno-Worden Highway.

PARCEL 2:

In Township 40 South, Range 8 East of the Willamette Meridian,
in the County of Klamath, State of Oregon:

Section 7: SE 1/4 SW 1/4, SW 1/4 NE 1/4, NW 1/4 SE 1/4,
Lots 2 and 3, EXCEPTING that portion deeded to
Ralph S. Cecil, et ux., on June 24, 1949 in Deed
Volume 232 at Page 144; ALSO EXCEPTING that portion
lying within the limits of the Keno-Worden Highway

EXCEPTING THEREFROM a tract of land situated in the NE 1/4 of
the SE 1/4 of Section 7, Township 40 South, Range 8 East of the
Willamette Meridian, in the County of Klamath, State of Oregon,
more particularly described as follows:

Beginning at a 5/8 inch iron pin which is located North 28
degrees 36' 18" West 1987.99 feet from the Southeast corner of
said Section 7; thence South 74 degrees 15' 20" West 157.77 feet
to a 5/8 inch iron pin in an existing fence line; thence South
15 degrees 44' 40" East along said fence line 194.5 feet to a
fence corner; thence leaving said fence line and continuing
South 15 degrees 44' 40" East to the South line of the NE 1/4 of
the SE 1/4 of said Section 7; thence Easterly along the South
line of the NE 1/4 of SE 1/4 of said Section 7 to a point that
bears South 15 degrees 44' 40" East from the point of beginning;
thence North 15 degrees 44' 40" West to the point of beginning.

ALSO EXCEPTING a strip of land 30 feet in width for road
easement purposes, for ingress and egress to the above described
tract of land, said easement being situated in the SE 1/4 of
Section 7 and the SW 1/4 of Section 8, Township 40 South, Range
8 East of the Willamette Meridian, said strip of land being 15
feet each side of, measured at right angles to the following
described centerline:

Continued on next page

EXHIBIT "A" CONTINUED

Beginning at a point on the Easterly line of the above described tract of land, said point being situated North 28 degrees 36' 18" West 1987.99 feet and South 15 degrees 44' 40" East 70.42 feet from the Southeast corner of said Section 7; thence North 70 degrees 14' 50" East 102.17 feet; thence South 65 degrees 44' 20" East 111.88 feet; thence South 87 degrees 00' 30" East 358.12 feet; thence North 67 degrees 52' 30" East 122.99 feet; thence North 30 degrees 20' 50" East 109.81 feet; thence North 59 degrees 09' 30" East 285.17 feet, more or less, to the centerline of the Keno-Worden County Road, EXCEPTING THEREFROM that portion within the county road right of way, Klamath County, Oregon.

ALSO EXCEPTING that portion deeded to L. Vern Howard and Cheryl A. Howard, recorded on October 15, 1971 in Book M-71 at Page 10852.

ALSO EXCEPTING that portion deeded to L. Vern Howard and Cheryl A. Howard, recorded on August 28, 1984 in Book M-84 at Page 14909.

PARCEL 3:

In Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon:

Section 7: NE 1/4 SW 1/4

PARCEL 4:

The Southerly 30 feet of the SE 1/4 NW 1/4 SW 1/4 of Section 7, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon. LESS the Westerly 30 feet thereof for roadway.

The Northerly 30 feet of the NE 1/4 SW 1/4 SW 1/4 of Section 7, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon. LESS the Westerly 30 feet thereof for roadway.

EXHIBIT "A" CONTINUED

PARCEL 5:

A portion of Lot 4, Section 7, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point where the line between Section 7 and 8, Township 40 South, Range 8 East of the Willamette Meridian, intersects the Southwesterly right of way line of the Keno-Worden county road, which point is 66 feet North of the meander corner between said Section 7 and 8, and 739 feet, more or less, South of the one quarter corner between said sections; thence North 29 degrees 27' West 849.3 feet, more or less, along the right of way line of said road to the North line of Lot 4 of said Section 7; thence West, 166.3 feet along the North line of said Lot 4, to the Westerly line thereof; thence South 8 degrees East along the Westerly line of said Lot 4, a distance of 55.2 feet; thence South 37 degrees 30' East, along the Southwestelry line of said Lot 4, a distance of 889.7 feet; thence North 60 degrees 15' East 40.6 feet to the point of beginning.

CODE 21 MAP 4008-500 TL 1000
 CODE 21 & 52 MAP 4008-700 TL 800
 CODE 52 & 21 MAP 4008-700 TL 800
 CODE 21 MAP 4008-700 TL 900
 CODE 52 MAP 4008-700 TL 1300
 CODE 106 MAP 4008-700 TL 1800
 CODE 21 MAP 4008-800 TL 400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 9th day
 of July A.D., 19 97 at 10:49 o'clock A M., and duly recorded in Vol. M97
 of Mortgages on Page 21217.

FEE \$25.00

By Bernetha G. Leisch, County Clerk
Kathleen Ryan