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97 JUL 23 P3:23 Vol. 1997 Page 23244

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 February 27, 1997, executed and delivered by Caralee J. Kurutz to Aspen Title and Escrow Company, Inc., grantor, Prime Mortgage Security Corporation, an Oregon corporation, trustee, in which on March 13, 1997, in book/reel/volume No. M97 on page 7496 is the beneficiary, recorded ment/microfilm/reception No. _____ (indicate which) of the Mortgage Records of Klamath County, Oregon, and conveying real property in said county described as follows:

Attached as exhibit "A"

hereby grants, assigns, transfers and sets over to James Garland and Carolyn C. Garland, 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.

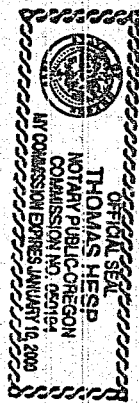
The undersigned hereby covenants to and with said assignee that the undersigned is the beneficiary or beneficiary's successor in interest under said trust deed and is the owner and holder of the beneficial interest therein and has the right to sell, transfer and assign the same, and the note or other obligation secured thereby, and that there is now unpaid on the obligations secured by said trust deed the sum of not less than \$ 60,000.00 with interest thereon from March 15, 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.

Prime Mortgage Security Corporation

DATED: July 21, 1997

Dale R. Miller
Dale R. Miller, President



STATE OF OREGON, County of Multnomah) ss.

This instrument was acknowledged before me on _____, 19____,

by _____

This instrument was acknowledged before me on July 21, 1997,

by Dale R. Miller

as President

of Prime Mortgage Security Mortgage Corporation

Thomas Hess
My commission expires 1/10/2000 Notary Public for Oregon

ASSIGNMENT OF TRUST DEED
BY BENEFICIARY

Prime Mortgage Security Corp.

Assignor

to

James & Carolyn C. Garland

Assignee

AFTER RECORDING RETURN TO
Prime Mortgage Security Corp.
10424 SE Cherry Blossom Dr.
Portland, Or. 97216

(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/file/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:

The North 43 feet of the following described property in the County of Klamath, State of Oregon:

Beginning at a point which is 1310 feet West and 30 feet North of the corner common to Sections 2 and 3, Township 37 South, Range 14 East of the Willamette Meridian, and Sections 34 and 35, Township 36 South, Range 14 East of the Willamette Meridian; thence West 80 feet; thence North 125 feet; thence East 80 feet; thence South 125 feet to the place of beginning, being a portion of the SW 1/4 SE 1/4 and the SE 1/4 SE 1/4 of Section 34, Township 36 South, Range 14 East of the Willamette Meridian.

PARCEL 2:

The South 82 feet of the following described property in the County of Klamath, State of Oregon:

Beginning at a point which is 1310 feet West and 30 feet North of the corner common to Section 2 and 3, Township 37 South, Range 14 East of the Willamette Meridian, and Sections 34 and 35, Township 36 South, Range 14 East of the Willamette Meridian; thence West 80 feet; thence North 125 feet; thence East 80 feet; thence South 125 feet to the place of beginning, being a portion of the SW 1/4 SE 1/4 and the SE 1/4 SE 1/4 of Section 34, Township 36 South, Range 14 East of the Willamette Meridian.

TOGETHER WITH the vacated North 10 feet of Marvin Street lying adjacent to the South line of the above described property.

CODE 58 MAP 3614-34DC TL 10100
CODE 58 MAP 3614-34DC TL 10200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Prime Mortgage Security Corp. the 23rd day
of July A.D., 19 97 at 3:23 o'clock P M., and duly recorded in Vol. M97
of Mortgages on Page 23244

FEE \$15.00

By Bernetha G. Lersch County Clerk
Katten