

44338

Vol. M97 Page 28331

MTC 42010 - MS
ASSIGNMENT OF DEED OF TRUST

For Value Received, the undersigned as Beneficiary, hereby grants, conveys, assigns and transfers to Western United Life Assurance Company, a corporation whose address is W. 929 Sprague, Spokane, Washington, 99204, all beneficial interest under that certain Trust Deed, dated August 11, 1997, executed by Randy D. Phelps and Desiree C. Phelps, husband and wife, Grantor, to Amerititle, Trustee, and recorded on August 28, 1997, in Book M97, at page 28329, under Instrument No. 44335, Records of Klamath County, Oregon, describing land therein as:

Parcel 2 of Land Partition 14-97 situated in the NE1/4 of the NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon

Together with note or notes therein described or referred to, the money due and to become due thereon, with interest, and all rights accrued or to accrue under said Deed of Trust.

The undersigned hereby covenants to and with assignee that the undersigned is the beneficiary or his successor in interest under said trust deed and is the owner and holder of the beneficial interest therein; that he has good 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 \$49,473.00 (approximately) with interest thereon from August 28, 1997.

DATED: this 14th day of August, 1997

Patrick & Associates, Inc.

E. Louise Scott

BY: E. Louise Scott

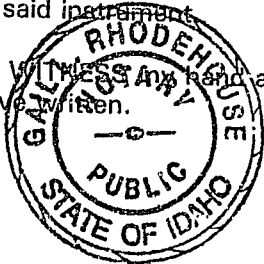
ITS: Authorized Agent

STATE OF Idaho

County of Kootenai ss.

On this 14th day of August, 1997, before me, the undersigned, a Notary Public in and for the State of Idaho, duly commissioned and sworn, personally appeared E. Louise Scott to me known to be the Authorized Agent of Patrick & Associates, Inc., the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year in this certificate above written.



Gail L. Rhodhouse

Notary Public in and for the State of Idaho

Residing at Post Falls

My commission expires: 8-19-1998

When Recorded Return To:
 Western United Life Assurance Company
 Attn.: Kimm Hill
 W. 929 Sprague Ave.
 Spokane, WA 99204
 Account Reference: #117314

STATE OF OREGON,
 County of Klamath ss.

Filed for record at request of:

Amerititle
 on this 28th day of August A.D., 1997
 at 3:47 o'clock P. M. and duly recorded
 in Vol. M97 of Mortgages Page 28331

Bernetha G. Letsch, County Clerk

By Kathleen Ross

/ Fee. \$10.00

Deputy