

16443

Vol. M97 Page 32772

ASSIGNMENT OF TRUST DEED BY BENEFICIARY OR HIS SUCCESSOR IN INTEREST
K-51100

FOR VALUE RECEIVED, the undersigned who is the beneficiary or his successor in interest under that certain trust deed dated APRIL 30, 1997 executed and delivered by RICHARD G. ROBERTS AND VERA ROBERTS, husband and wife, as Grantor, to FIRST AMERICAN TITLE INSURANCE COMPANY, as Trustee, in which ARCHER W. ROE, JR. AND HARRIETT SUSAN ROE, husband and wife, is the Beneficiary, recorded on MAY 5, 1997, in Volume M97, at Page 13582, of the Official Records of KLAMATH County, Oregon, and conveying real property in said county described as follows:

See Exhibit "A" legal description attached hereto and made a part hereof.

THIS ASSIGNMENT is subject to the terms of that certain Partial Purchase of Payments Agreement dated AUGUST 11, 1997 and executed by ARCHER W. ROE, JR. AND HARRIETT SUSAN ROE, husband and wife, as Assignor, and AMERICAN EQUITIES, INC., a Washington Corporation, as Assignee representing the purchase of 88 monthly payments.

hereby grants, assigns, transfers and sets over to 1ST INDEPENDENT BANK AS TRUSTEE FOR JOHN E. MORSE, IRA hereinafter called assignee, and assignee's heirs, personal representatives, successors and assigns, all his beneficial interest in and under said trust deed, together with notes, moneys and obligations herein 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 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 \$69,618.13 with interest thereon from AUGUST 8, 1997.

In construing this instrument and whenever the context hereof so requires, the masculine gender includes feminine and the neuter and the singular includes the plural.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, if the undersigned is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its Board of Directors.

Dated: SEPTEMBER 18, 1997

AMERICAN EQUITIES, INC.

BY: Maureen T. Wile
MAUREEN T. WILE, SECRETARY

THIS INSTRUMENT WILL NOT ALLOW THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF _____ }
COUNTY OF _____ }ss

On this _____ day of _____ personally appeared before me _____

Notary Public in and for the State of _____
residing at _____
My commission expires: _____

JOYCE QUINN
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
NOVEMBER 1, 1999

STATE OF WASHINGTON }
COUNTY OF CLARK }

I certify that I know or have satisfactory evidence that MAUREEN T. WILE is the person who appeared before me, and said person acknowledged that he/she signed this instrument on oath stated that he/she was authorized to execute the instrument and acknowledge it as the SECRETARY of AMERICAN EQUITIES INC., to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 9-18-97

Joyce Quinn

TITLE

MY APPOINTMENT EXPIRES: 11-1-99

ASSIGNMENT OF TRUST DEED
BY BENEFICIARY

AMERICAN EQUITIES, INC.
to
1ST INDEPENDENT BANK
AS TRUSTEE FOR JOHN E. MORSE,
IRA

After Recording Return to:
AMERICAN EQUITIES, INC.
PO BOX 61427
1706 "D" STREET, SUITE A
VANCOUVER, WA 98666

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

DESCRIPTION

The following described real property situate in Klamath County, Oregon:

That portion of E½E½ of Section 28, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon lying North of a line described as follows:

Beginning at a point on the East line of Section 28, Township 23 South Range 10 E.W.M., from which a brass cap monument marking the East 1/4 corner of said Section 28 bears N. 2°38'00" E. 4.61 feet; thence along the center of an existing road N. 74°34'01" W. 16.57 feet; thence N. 76°11'47" W. 696.40 feet to an existing fence; thence along said fence N. 2°32'17" E. 20.07 feet to a fence corner; thence along an existing fence line N. 89°51'55" W. 708 feet, more or less to the West line of the East 1/2 of the East 1/2 of said Section 28.

Subject to a 15 foot wide access easement along the Northerly fifteen feet of the Easterly 712.97 feet of the above described parcel.

Together with a 15 foot wide access easement along the Northerly side of and parallel and contiguous with the Easterly 712.97 feet of the above described parcel.

Together with an access easement over any portion of the SW¼NW¼ of Section 27 Township 23 South, Range 10 E.W.M., lying within fifteen feet of a line described as follows:

Beginning at a point on the West line of said Section 27 from which a brass cap monument marking the West 1/4 corner of said Section 27 bears N. 2°38'00" E. 4.61 feet; thence along the center of an existing road S. 74°34'01" E. 861.50 feet to a point on the Westerly right of way line of the Burlington Northern Railroad.

Also that portion of the SW¼NW¼ of Section 27, Township 23 South, Range 10 E.W.M., lying West of Railroad and that portion of the NW¼SW¼ of said Section 27 lying West of Railroad and North of a line described as follows:

Beginning at a point on the West line of Section 27, Township 23 South, Range 10 E.W.M., from which a brass cap monument marking the West 1/4 corner of said Section 27 bears N. 2°38'00" E. 4.61 feet; thence along the center of an existing road S. 74°34'01" E. 861.50 feet to a point on the Westerly right of way line of the Burlington Northern Railroad.

Together with an access easement over any portion of said NW¼SW¼ Section 27 lying within fifteen feet on either side of the above described line.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 6th day of October A.D. 19 97 at 11:06 o'clock A.M., and duly recorded in Vol. M97 of Mortgages on Page 32772.

FEE \$15.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross