

FOR VALUE RECEIVED, the undersigned who is the beneficiary or his successor in interest under that certain trust deed dated APRIL 11, 1996 executed and delivered by THEODORE F. SPRINGER AND PATRICIA A. SPRINGER, as Grantor, to AMERITITLE, as Trustee, in which PETE BOURDET, is the Beneficiary, recorded on APRIL 12, 1996, in Volume M96, page 10368, Microfilm Records, of the Official Records of KLAMATH County, Oregon, and conveying real property in said county described as follows:

"Parcel 1 of Land Partition 47-94" being Parcel 2 of " Land Partition 32-91" as adjusted by Boundary Line Adjustment 1-92, situated in Sections 26 and 27, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

THIS ASSIGNMENT is subject to the terms of that certain Partial Purchase of Payments Agreement dated DECEMBER 17, 1997 and executed by AMERICAN EQUITIES, INC., a Washington Corporation, as Assignor, and JAMES C. HOWLAND TRUST, JAMES C. HOWLAND TRUSTEE, as Assignee representing the purchase of 98 monthly payments (39 monthly payments at \$200.00 and then the next 59 monthly payments each in the amount of \$466.67) and the sum of \$30,000.00 due APRIL 12, 2001 and \$90,000.00 of the balloon payment due APRIL 12, 2006.

hereby grants, assigns, transfers and sets over to JAMES C. HOWLAND TRUST, JAMES C. HOWLAND TRUSTEE 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 \$100,000.00 with interest thereon from NOVEMBER 21, 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: DECEMBER 17, 1997

AMERICAN EQUITIES, INC.

BY:

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: _____ <div style="border: 1px solid black; padding: 5px; margin: 10px auto; width: fit-content;"> SHARON L. LUCAS NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES DECEMBER 15, 2000 </div>	STATE OF WASHINGTON } COUNTY OF CLARK }ss 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: <u>December 17, 1997</u> <u>Sharon L. Lucas</u> TITLE _____ MY APPOINTMENT EXPIRES: <u>12-15-00</u>
ASSIGNMENT OF TRUST DEED BY BENEFICIARY AMERICAN EQUITIES, INC. to JAMES C. HOWLAND TRUST 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 <u>2nd</u> day of <u>March</u> , 19 <u>98</u> , at <u>11:32</u> o'clock <u>A</u> . M. and recorded in book/reel/volume No. <u>M98</u> on page <u>6713</u> or as fee/file/instrument/microfilm/reception No. <u>53932</u> . Record of Mortgages of said County. Witness my hand and seal of County affixed. <u>Bernetha G. Letsch, Co. Clerk</u> NAME _____ TITLE _____ By <u>Kathleen Ross</u> Deputy Fee: \$10.00