

FORM No. 982—ASSIGNMENT OF TRUST DEED BY BENEFICIARY—Oregon Trust Deed Series.

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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 June 11, 1996, executed and delivered by John Klinepfer and Bettie I. Klinepfer to Western Title & Escrow, United States National Bank of Oregon, trustee, in which on June 21, 1996, in book/reel/volume No. M96 on page 18571 is the beneficiary, recorded as fee/file/instrument/microfilm/reception No. (indicate which) of the Mortgage Records of Klamath County, Oregon, and conveying real property in said county described as follows:

Lot 23, Block 1, Tract 1098-Split Rail Ranchos, Klamath County, Oregon

hereby grants, assigns, transfers and sets over to Home Advantage Services, L.L.C.

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 \$16,390.35 with interest thereon from February 25, 1998.

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: 2/25, 1998.

United States National Bank of Oregon

By: *He. Plambeck*

Title: VP

STATE OF OREGON, County of Multnomah) ss.

This instrument was acknowledged before me on , 19.

by This instrument was acknowledged before me on February 25, 1998.

by Steven Plambeck

as Vice President

of U.S. Bank - Corporate Banking

Pearl A. Schwartz

Notary Public for Oregon

My commission expires 5-15-2001



ASSIGNMENT OF TRUST DEED BY BENEFICIARY

Assignor

to

Assignee

AFTER RECORDING RETURN TO

Home Advantage Financial Services, Inc.

P.O. Box 7

Bend, OR 97709

(503) 317-8717

DO NOT USE THIS SPACE, RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 6th day of March, 1998, at 11:36 o'clock A.M., and recorded in book/reel/volume No. 3198 on page 7272 or as fee/file/instrument/microfilm/reception No. 54207, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk.

By *Kathleen Ross* Deputy

Fee \$10.00

98 MAR -6 AM 1:36