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Vol. M98 Page 13610ASSIGNMENT OF TRUST DEED
BY BENEFICIARYK-52210-D

To

Assignor

SPACE RESERVED
FOR
RECORDER'S USE

Assignee

After recording, return to (Name, Address, Zip):

FIRST AMERICAN TITLE

ATTN: CE 5717

422 MAIN STREET

KLAMATH FALLS OR 97601

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
_____ and/or as fee/file/instru-
ment/microfilm/reception No. _____,
Records of said County.

Witness my hand and seal of County
affixed.

NAME

TITLE

By _____, Deputy.

FOR VALUE RECEIVED, the undersigned who is the beneficiary or the beneficiary's successor in interest under that cer-
tain trust deed dated March 13, 1998, executed and delivered by _____,
CHARLES MASTEN AND SELENA MASTEN, grantor,
to FIRST AMERICAN TITLE INSURANCE COMPANY, trustee, in which
S.C. MASTEN AND PATRICIA A. MASTEN, husband and wife is the beneficiary, recorded
on March 19, 1998, in book/reel/volume No. M98 on page 8789, and/or as fee/file/instrument/
microfilm/reception No. 54894 (indicate which) of the Records of KLAMATH County, Oregon and
conveying real property in that county described as follows:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE
MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN....

STANLEY C. MASTEN AND PATRICIA A. MASTEN, TRUSTEES OF
hereby grants, assigns, transfers, and sets over to THE MASTEN 1998 TRUST

_____, hereinafter called assignee, and assignee's heirs, personal representatives, successors and assigns,
all of the beneficial interest in and under the 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 the trust deed.

The undersigned hereby covenants to and with the assignee that the undersigned is the beneficiary or beneficiary's successor
in interest under the 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. There is now unpaid on the obligations secured by the trust deed
the sum of not less than \$429,200.00 with interest thereon at the rate of 6.5 percent per annum from
March 18, 1998.

In construing this instrument, and whenever the context 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, if any, affixed by an officer or other person duly authorized to do so by order of its board
of directors.

Dated April 22, 1998.S.C. Masten

S.C. MASTEN

Patricia A. Masten

PATRICIA A. MASTEN

STATE OF OREGON, County of Klamath

} ss.

This instrument was acknowledged before me on April 22, 1998,
by S.C. Masten and Patricia A. Masten

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

by _____

as _____

of _____

Debra Buckingham

Notary Public for Oregon

12-19-2000

13611

EXHIBIT "A"
DESCRIPTION OF PROPERTY

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

That portion of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 5, Township 39 South, Range 11 East of the Willamette Meridian, lying Southerly and Westerly of the Dairy-Bonanza Highway as said highway now appears on the ground. EXCEPTING a tract of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 5, T. 39 S. R. 11 E.W.M., Klamath County, Oregon, more particularly described as follows: Beginning at a $\frac{5}{8}$ inch iron pin on the southwesterly right of way line of the Dairy-Bonanza Highway, said point being N $43^{\circ}48'19''$ E a distance of 2158.79 feet from the southwest corner of said Section 5; thence S $32^{\circ}11'38''$ W 178.21 feet to a $\frac{5}{8}$ inch iron pin; thence N $58^{\circ}52'04''$ W 109 feet, more or less, to the west line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 5; thence northerly along the west line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 5, 217.3 feet, more or less, to the southwesterly right of way line of said Dairy-Bonanza Highway; thence S $56^{\circ}59'00''$ E along said right of way line 225.5 feet, more or less, to the point of beginning, containing 0.69 acres, more or less, with the bearings based on a solar observation.

Also that portion of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ and SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 5, and that portion of the N $\frac{1}{2}$ NE $\frac{1}{4}$ Section 8, Township 39 South, Range 11 East of the Willamette Meridian lying Southerly of the Dairy-Bonanza Highway, EXCEPTING a tract conveyed to W. H. Casebeer by Deed recorded on page 620, of Volume 93, Klamath County Deed records and more particularly described as follows: That portion of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 8 described as follows: Beginning 866 feet South of the corner common to Sections 4, 5, 8 and 9 in the middle of the Dairy-Bonanza Highway; thence South 454 feet; thence West 660 feet; thence North 885 feet to the middle of said highway; thence South $56^{\circ}52'$ East 789 feet to the place of beginning.

Also the E $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 8, Township 39 South, Range 11 East of the Willamette Meridian.

Also all that portion of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 8, Township 39 South, Range 11 East of the Willamette Meridian, lying Northerly from the center line of the Old Bonanza-Klamath Falls Road.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 24th day
of April A.D., 19 98 at 11:08 o'clock A. M., and duly recorded in Vol. M98
of Mortgages on Page 13610.

FEE \$15.00

By Bernetha G. Letsch, County Clerk
Kathleen Brown