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Vol. 2198

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Klamath Co, OR

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Debtor: Assignment of Mortgage/Deed of Trust
Juris: County Clerk, Klamath County, OR

43 106 16 843

ASSIGNMENT OF REAL ESTATE MORTGAGE/ DEED OF TRUST/DEED TO SECURE DEBT

MBL LIFE ASSURANCE CORPORATION, having an address at 520 Broad Street, Newark, New Jersey 07102 ("Assignor"), for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby absolutely sells, transfers, assigns, delivers, sets-over and conveys to REGENCY SAVINGS BANK, F.S.B., having an address at 11 West Madison Street, Oak Park, Illinois 60302 ("Assignee"), without recourse or representation and warranty of any kind or nature, express or implied (except as otherwise set forth in that certain Mortgage Loan Purchase Agreement (the "Purchase Agreement") dated as of February 24, 1998 by and between Assignor and Assignee:

The mortgage(s)/deed(s) of trust/deed(s) to secure debt and other loan documents identified on Schedule A hereto (the "Loan"), together with the promissory note(s) related thereto together with all amendments, supplements and modifications thereto and all liens, financing statements, guaranties and security interests securing the payment thereof, including, without limitation, the mortgagee's interest under the mortgage(s)/deed(s) of trust/deed(s) to secure debt and any other documents recorded in the real property records of the jurisdiction in which such real property is located with respect to such Loan, and any other documents, agreements, instruments or property relating to the Loan (including, but not limited to, any loan servicing agreement) and all right, title, interest, claims, demands, causes of action and judgments securing or relating to the Loan (collectively, the "Loan Documents and Collateral"), except as otherwise specifically reserved by Assignor under the Purchase Agreement.

This Instrument Prepared By:

Susan T. Robbins, Esq.

(TPW: NY01:639119.1) 17816-10015 02/23/98 05:33PM

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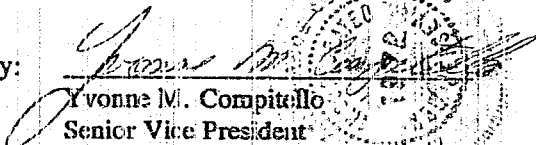
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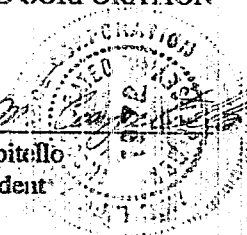
TO HAVE AND TO HOLD the Loan and the Loan Documents and Collateral, together with all and singular the rights and privileges thereunto in any way belonging unto Assignee, its successors and assigns, forever.

IN WITNESS WHEREOF, the undersigned Assignor has executed this Assignment on March 16, 1998.

MBL LIFE ASSURANCE CORPORATION

By:


Yvonne M. Compitello
Senior Vice President



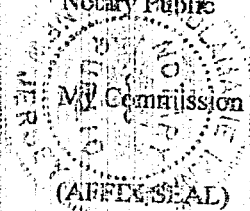
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STATE OF NEW JERSEY)
)SS.:
COUNTY OF ESSEX)

The foregoing instrument was acknowledged before me this 16 day of March, 1998, by Yvonne M. Compitello, Senior Vice President of MBL Life Assurance Corporation, a New Jersey Corporation, on behalf of the Corporation.

Paula Marie Iannella

Notary Public



My Commission Expires:

PAULAMARIE IANNELLA
NOTARY PUBLIC OF NEW JERSEY
My Commission expires December 16, 2001

14463

SCHEDULE "A"

Loan No: 328346
State: Oregon
City: Klamath Falls
County: Klamath

That certain Mortgage made by WILLIAM WEINBERG, as Trustee for ELIZABETH ROBIN WEINBERG TRUST, CREATED ON THE 12TH DAY OF AUGUST 1971, Mortgagor, to THE MUTUAL BENEFIT LIFE INSURANCE COMPANY, a New Jersey Corporation, Mortgagee, dated May 8, 1972 and recorded on May 16, 1972 in Vol. M-72, Page 5218 of the Clerk's Office of Klamath County, Oregon, given to secure the original principal sum of \$838,300.00 and re-recorded on May 19, 1972 in Vol. M-72, Page 5365 of the Clerk's Office of Klamath County, Oregon;

Together with a Collateral Assignment of Leases dated May 8, 1972 and recorded on May 19, 1972 in Vol. M-72, Page 5370 of the Clerk's Office of Klamath County, Oregon and re-recorded on June 1, 1972 in Vol. M-72, Page 5815 of the Clerk's Office of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ day
of _____ A.D. 19 98 at _____ o'clock p. M., and duly recorded in Vol. 198
of _____ Mortgages on Page 14460.

FEES \$25.00

By _____ Bernetha G. Lepsch, County Clerk