

INDIVIDUAL BARGAIN AND SALE DEED

65051

98 AUG 25 A10:25

Vol. M98 Page 31110

Clyde W. Wagnon and Mary A. Wagnon , husband and wife

conveys to

Russell C. Wagnon and , husband and wife
Gweneth H. Wagnon
the following described real property situated in
to-wit:

the following described real property situated in
to-wit:

Klamath County Oregon

, Grantor,

, Grantee,

Lot 4, Block 1, PLAT NO. 1223, BRIAN ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true consideration for this conveyance is \$

12,735.82

14, 735.82

"THIS INSTRUMENT WILL NOT ALLOW USE OF 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 CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930."

Dated: August 18, 1998

Dated: August 18, 1998

Clyde W. Wagon

~~Mary H. Wagnon~~

STATE OF Oregon

County of hane

1 ss.

This instrument was acknowledged before me on Clyde Wagner

This instrument was acknowledged before me on August 18, 1998
Clyde Wagnon - Mary Wagnon

Before me on August
Mary Waggon

by

Notary Public for Oregon

My commission expires: 10/31/2011

April 11, 1999

Until a change is requested, all tax statements shall be sent to the following address:
 Russell C. and Gweneth Wagon, 960 Sycamore Ave.
 Tinton Falls, New Jersey 07724
 After recording:

After recording return to:

07112

31111

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Clyde Wagon the 25th day
of August A.D., 19 98 at 10:25 o'clock A.M., and duly recorded in Vol. M98
of Deeds on Page 31110.

FEE \$35.00

Return: Clyde Wagon

1125 58th St. #80

Springfield, Or. 97478

By

Bernetha G. Letsch, County Clerk

Kathleen Ross

Recording Requested by:

The Money Store, Inc.
2840 Morris Avenue,
Union, NJ 07083

After Recording Return to:

The Money Store,
4837 Watt Avenue,
North Highlands, CA 95660

Dated: August 15, 1997 SPACE ABOVE THIS LINE IS FOR RECORDERS USE ONLY

CORPORATION ASSIGNMENT OF DEED OF TRUST

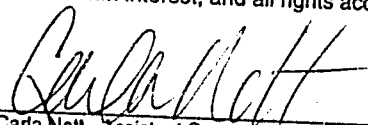
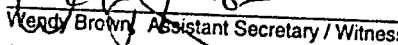
For Value Received, TMS Mortgage Inc., D.B.A. The Money Store, A New Jersey Corporation, 2840 Morris Avenue, Union, NJ 07083, hereby grants and transfers to:

U.S. BANK NATIONAL ASSOCIATION; FKA:
First Bank (N.A.), as Co-Trustee under the Pooling and Servicing Agreement
dated as of August 31, 1996, Series 1996-C

whose address is, 180 East Fifth Street, St. Paul, MN 55101 all beneficial interest under that certain Deed of Trust dated April 24, 1996, in the amount of \$46,111.20, executed Susan L. Kiser, Trustor, and Princeton Escrow, Trustee, and recorded as VOLM96PG16957 on June 10, 1996, in the Official Records of Klamath County Recorder's office in the State of OR, describing the land therein as: 3877 Barry Ave., Klamath Falls, OR, 97603.

SEE ATTACHED LEGAL DESCRIPTION

Together with the note or notes therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Deed of Trust.


Carla Nott, Assistant Secretary / WitnessTMS Mortgage Inc., D.B.A. The Money Store
2840 Morris Ave., Union, NJ 07083
Rene Wigen, Assistant Vice President
Wendy Brown, Assistant Secretary / Witness
State of California

County of Sacramento

On August 15, 1997, before me, Geraldine Seigny a notary public, personally appeared Rene Wigen, Assistant Vice President of TMS Mortgage Inc., DBA The Money Store, who resides at 4837 Watt Avenue, North Highlands, CA 95660, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument, she, or the entity upon behalf of which she acted, executed the instrument.

Witness my hand and official seal.


Geraldine Seigny Notary Public

Loan#: 0073099715

Borrower's Last Name: Kiser

Prepared by: Noriko Oshima, (800)562-6937, 4837 Watt Avenue, North Highlands, CA 95660

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