

70410

Vol. M98 Page 43120

**ASSIGNMENT OF TRUST DEED BY
BENEFICIARY OR BENEFICIARY'S
SUCCESSOR IN INTEREST
(CHARLES MASTEN TRUST DEED)**

Assignor:

S.C. Masten and Patricia A. Masten, Trustees of
the Masten 1998 Trust

Assignee:

Patricia A. Masten

AFTER RECORDING, RETURN TO:

J. Anthony Giacomini P.C.

706 Main Street

Klamath Falls, OR 97601

STATE OF OREGON) ss.
County of)

I certify that the within instrument was received for record on
the 24th day of Nov., 1998
at 1:50 o'clock, PM. and recorded in book/reel/volume
No. M98 on page 43120 or as fee/file/instrument/
microfilm/reception No. 70410 Record of Mortgages of said
County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
Name TitleBy Kathleen Ross

Deputy

Fee: \$10.00

C98-254

FOR VALUE RECEIVED, STANLEY C. MASTEN and PATRICIA A. MASTEN, Trustees of the MASTEN 1998 TRUST, ASSIGNOR, who is the beneficiary or beneficiary's successor in interest under that certain trust deed dated March 13, 1998, executed and delivered by Charles Masten and Selena Masten, husband and wife, (GRANTOR), to First American Title Insurance Company, (TRUSTEE), and S.C. Masten and Patricia A. Masten, husband and wife, (BENEFICIARY) recorded on March 19, 1998, in Vol. M98, page 8789, Microfilm number 54894, Records of Klamath County, Oregon; assigned by S. C. Masten and Patricia A. Masten to Trustees of the Masten 1998 Trust recorded in Vol. M98, page 13610, Mortgage Records of Klamath County, Oregon, all affecting the following real property situate in Klamath County, Oregon:

NE 1/4 SW 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 1/4 SW 1/4 of Section 5, T. 39 S. R. 11 E.W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 Inch Iron pin on the southwesterly right of way line of the Dairy-Bonanza Highway, said point being N 43°48'19" E a distance of 2158.79 feet from the southwest corner of said Section 5; thence S 32° 11'38" W 178.21 feet to a 5/8 Inch iron pin; thence N 58°52'04" W 109 feet, more or less, to the west line of the NE 1/4 SW 1/4 of said Section 5; thence northerly along the west line of the NE 1/4 SW 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°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 1/4 SW 1/4 and SW 1/4 SE 1/4 of Section 5, and that portion of the N 1/2 NE 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 1/4 NE 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°52' East 789 feet to the place of beginning;

Also the E 1/2 NE 1/4 of Section 8, Township 39 South Range 11 East of the Willamette Meridian;

Also all that portion of the NE1/4 SW1/4 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.

hereby grants, assigns, transfers and sets over to the PATRICIA A. MASTEN, a married woman dealing with her own property, 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.

ASSIGNOR hereby covenants to and with ASSIGNEE that ASSIGNOR 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.

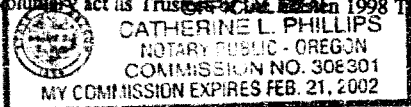
In construing this instrument and whenever the context hereof so requires the singular includes the plural.

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: 11/12/98, 1998Stanley C. MastenPatricia A. Masten

STATE OF OREGON, County of Klamath) ss

This instrument was acknowledged before me on November 19th, 1998, by STANLEY C. MASTEN and PATRICIA A. MASTEN, as Trustees of the Masten 1998 Trust, and acknowledged each executed the foregoing Trust Deed as their voluntary act as Trustees of the Masten 1998 Trust.



Catherine L. Phillips
Notary Public for Oregon
My commission expires 2/21/2002