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Vol. m98 Page 46649ASSIGNMENT OF TRUST DEED
BY BENEFICIARYBruce N. Oxley, Trustee of the
Margaret Norton Oxley Trust of
August 27, 1981

To

Assignor

Bruce N. Oxley

Assignee

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

1st American Title
CC # 5670SPACE RESERVED
FOR
RECORDER'S USE

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 October 17, 1997, executed and delivered by David B. Oxley and Marganne
W. Oxleyto Klamath County Title Company, grantor,

Bruce N. Oxley, Trustee of the Margaret Norton Oxley Trust of 8-27-81, is the beneficiary, recorded

on October 17, 1997, in 608768 volume No. M97 on page 34352, and/or as fee/file/instrument/
microfilm/reception No. 47195 (indicate which) of the Records of Klamath County, Oregon and

conveying real property in that county described as follows:

See Exhibit "A" attached hereto and incorporated herein.

** The Deed of Trust was re-recorded on November 12, 1997 in Volume No. M97 on Page
37355, Instrument No. 48501 of the Records of Klamath County, Oregon.hereby grants, assigns, transfers, and sets over to Bruce N. Oxley, 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 \$ 193,777.67 with interest thereon at the rate of 8.0 percent per annum from
April 29, 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 December 18, 1998.Bruce Oxley TTEEBruce N. Oxley, Trustee of the Margaret
Norton Oxley Trust of August 27, 1981STATE OF OREGON, County of Jackson) ss.

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

by _____

This instrument was acknowledged before me on December 18, 1998,by Bruce N. Oxleyas Trustee of the Margaret Norton Oxley Trust ofof August 27, 1981OFFICIAL SEAL
SANDRA D. LANDON
NOTARY PUBLIC-OREGONCOMMISSION NO. 500074
MY COMMISSION EXPIRES APRIL 27, 2001

Notary Public for Oregon

Exhibit "A"
Legal Description

All of Government Lots 2, 3, 4, 5, 6, 7, 10, 11 and 12 of Section 3, Township 40 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon:

EXCEPTING THEREFROM a parcel of land situated in Government Lot 4, being more particularly described as follows:

Beginning at the intersection of the South line of South Poe Valley Road and the East line of Schaupp Road; thence South along the East line of Schaupp Road, a distance of 492 feet, more or less, to an existing fence; thence East along existing fence line a distance of 840 feet; thence in a Northwesterly direction following the centerline of an existing irrigation ditch, 531 feet, more or less, to a point on the South line of the South Poe Valley Road; thence West along the South line of said road a distance of 625 feet, more or less, to the point of beginning, in Section 3, Township 40 South, Range 11 East of the Willamette Meridian.

ALSO EXCEPTING THEREFROM that portion thereof conveyed by John Fischer to the United States of America, recorded in Deed Volume 39 at page 20, Deed Records of Klamath County, Oregon.

SUBJECT TO: All future real property taxes and assessments; reservations, restrictions, easements and rights of way of record, and those apparent on the land; rights of the public in and to any portion of the within described premises lying within the limits of roads and highways; regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District and Klamath Basin Improvement District; MORTGAGE, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$120,000.00, dated July 6, 1977, recorded July 20, 1977, in Book M-77 at page 12868, Mortgage records of Klamath County, Oregon, executed by Emil B. Wells and Halcyon B. Wells, Husband and wife, in favor of The Federal Land Bank of Spokane, which said mortgage the SELLER herein agrees to pay according to the terms thereof; and hold BUYER harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 21st day
of December A.D., 19 98 at 3:09 o'clock P M., and duly recorded in Vol. M98
of Mortgages on Page 46649.

FEE \$15.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross