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1999 JUL 13 AM 11:40

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**ASSIGNMENT OF TRUST DEED
BY BENEFICIARY**

PERFECT PROPERTY INC.

11575 SW PACIFIC HWY #183

TIGARD, OR. 97223

DAVID RAGAN & KIMBERLY L. RAGAN

11575 SW PACIFIC HWY #183

TIGARD, OR. 97223

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
Recorded 7/13/99, at 11:40 a.m.
In Vol. M99 Page 27898
Linda Smith,
County Clerk Fee \$ 10 - KR

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

DAVID & KIMBERLY L. RAGAN

11575 SW PACIFIC HWY #183

TIGARD, OR. 97223

FOR VALUE RECEIVED, the undersigned who is the beneficiary or the beneficiary's successor in interest under that certain trust deed dated JANUARY 20, 1999, executed and delivered by LARRY T. DOWNS & CASSIE DOWNS, grantor, to ASPEN TITLE CO., trustee, in which PERFECT PROPERTY INC. is the beneficiary, recorded on MARCH 9, 1999, in book/reel/volume No. 33-2078 on page LAKE, and/or as fee/file/instrument/microfilm/reception No. 33-2078 (indicate which) of the Records of LAKE County, Oregon and conveying real property in that county described as follows:

LOT 13, BLOCK 4 of LAKEVIEW PINE ESTATES UNIT A

TAX #9014

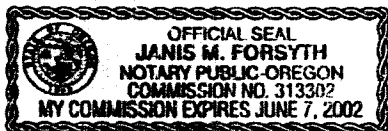
hereby grants, assigns, transfers, and sets over to DAVID RAGAN & KIMBERLY L. RAGAN, hereinafter called assignee, and assignee's heirs, personal representatives, successors and assigns, all of the beneficial interest in and under the trust deed, together with the notes, moneys and obligations therein 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 \$PRINCIPAL BALANCE with interest thereon at the rate of 10% percent per annum from AS SCHEDULED IN NOTE 19.

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 July 9th, 1999



David Ragan
President

Perfect Property Inc.
Corporate Seal

STATE OF OREGON, County of Clackamas
This instrument was acknowledged before me on July 9, 1999,
by DAVID RAGAN
This instrument was acknowledged before me on July 9, 1999,
by DAVID RAGAN
as President
of Perfect Property Inc.

Janis M. Forsyth
Notary Public for Oregon

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