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**ASSIGNMENT OF TRUST DEED  
BY BENEFICIARY**

INVESTORS MORTGAGE CO.

To EDITH A. NIELSON Assignor

SPACE RE  
FO  
RECORDE

Assignee

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

INVESTORS MORTGAGE CO.

P O Box 515

Stayton, OR 97383

State of Oregon, County of Klamath  
Recorded 8/27/99, at 2:50 p.m.  
In Vol. M99 Page 34712  
Linda Smith,  
County Clerk Fee \$ 10.00

FOR VALUE RECEIVED, the undersigned who is the beneficiary or the beneficiary's successor in interest under that certain trust deed dated June 24, 1999, executed and delivered by LEON JOSEPH SCIURBA, JR. and MARY ROSEANN SCIURBA, grantor, to SANTIAM ESCROW, INC., an Oregon corporation, trustee, in which INVESTORS MORTGAGE CO., an Oregon corporation is the beneficiary, recorded on June 29, 1999, in ~~Book 2587~~ volume No. M99 on page 25778, and/or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_ (indicate which) of the Records of Klamath County, Oregon and conveying real property in that county described as follows:

Lots 11 and 12, Block 5, TRACT NO. 1093, PINECREST, in the County of Klamath, State of Oregon.

CODE 113 MAP 3614-30DO TL 6600  
CODE 92 MA) 3614-30DO TL 6700

hereby grants, assigns, transfers, and sets over to EDITH A. NIELSON, 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 \$ 23,000.00 with interest thereon at the rate of 10% percent per annum from June 28, 1999.

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 14, 1999

INVESTORS MORTGAGE CO.  
By: [Signature]  
James R. Templin, President

STATE OF OREGON, County of Marion ) ss.  
This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_  
by \_\_\_\_\_  
This instrument was acknowledged before me on August 26, 1999,  
by James R. Templin  
as President  
of Investors Mortgage Co.



[Signature]  
Notary Public for Oregon