

MTL S6149-142

State of Oregon, County of Klamath
Recorded 01/11/2002 3:25 p. m.
Vol M02, Pg 1961-63
Linda Smith, County Clerk
Fee \$ 3.00 # of Pgs 3

RECORDING COVER SHEET

ALL TRANSACTIONS, PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON
PRESENTING THE ATTACHED INSTRUMENT FOR
RECORDING. ANY ERRORS IN THIS COVER SHEET
DO NOT AFFECT THE TRANSACTION(S) CONTAINED
IN THE INSTRUMENT ITSELF.

AFTER RECORDING RETURN TO

name and address of the person authorized to receive the
instrument after recording, as required by ORS 205.180(4)
and ORS 205.238.

Amerititee
Klamath Falls

1. NAME(S) OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(a).
Note: Transaction as defined by ORS 205.010 "means any action required or permitted by law to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."

Assignment of Trust deed

2. DIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(b) or GRANTOR, as described in ORS 205.160.

Keith Buckingham

3. INDIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(a) or GRANTEE, as described in ORS 205.160.

Dale Himelwright & Lois Himelwright

4. TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey fee title to any real estate and all memoranda of such instruments, reference ORS 93.030.

n/a

5. UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

Same as above

6. FULL OR PARTIAL SATISFACTION, IF ANY, OF THE LIEN CLAIM CREATED BY THE ORDER or WARRANT, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(e).

n/a

7. THE AMOUNT OF THE CIVIL PENALTY OR THE AMOUNT, INCLUDING PENALTIES, INTEREST AND OTHER CHARGES, FOR WHICH THE WARRANT, ORDER OR JUDGMENT WAS ISSUED, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(c) and ORS 18.325.

n/a

1962

ASSIGNMENT OF TRUST DEED BY BENEFICIARY OR BENEFICIARY'S SUCCESSOR IN INTEREST

FOR VALUE RECEIVED, the undersigned who is the beneficiary or beneficiary's successor in interest under that certain trust deed dated December 21, 2001, executed and delivered by KEITH BUCKINGHAM, grantor, to AMERITITLE trustee, in which WILLIAM E. DWYER ~~PERSONAL REPRESENTATIVE OF THE ESTATE OF HELEN H. DWYER~~ is the beneficiary, recorded on December 24, 2001, in volume No. M01 on page 65687 or as instrument No. ----- of the Mortgage Records of Klamath County, State of Oregon, and conveying real property in said county described as follows:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION WHICH IS MADE A PART HEREOF BY THIS REFERENCE

hereby grants, assigns, transfers and sets over to DALE HIMELWRIGHT & LOIS HIMELWRIGHT, or the survivor thereof, 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 interest thereon, and all rights and benefits whatsoever accrued or to accrue under said trust deed without recourse. ~~WED~~

The undersigned hereby covenants to and with said assignee that the undersigned 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, and that there is now unpaid on the obligation secured by said trust deed the sum of not less than \$ 40,000.00 with interest thereon from December 21, 2001.

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: January 11, 2002

THE ESTATE OF HELEN H. DWYER

by: William E. Dwyer Jr., P.R.
WILLIAM E. DWYER ~~Personal Representative~~

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on January 11, 2002

by _____

This instrument was acknowledged before me on January 11, 2002

by WILLIAM E. DWYER, JR. (K)

as PERSONAL REPRESENTATIVE

of THE ESTATE OF HELEN H. DWYER

Kristil L. Redd

Notary Public of Oregon

My commission expires 11/16/2003

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ASSIGNMENT OF TRUST DEED BY BENEFICIARY

Assignor: THE HELEN H. DWYER ESTATE

c/o ANTHONY GIACOMINI, ATTORNEY

706 MAIN STREET

KLAMATH FALLS OR 97601

to



Assignee: DALE & LOIS HIMELWRIGHT
1917 CREST STREET
KLAMATH FALLS OR 97603

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AFTER RECORDING RETURN TO:

AMERITITLE COLLECTION #56030

222 S SIXTH STREET

KLAMATH FALLS OR 97601

EXHIBIT "A"
LEGAL DESCRIPTION

All that part of the North one-half of Tract 30, and all that part of Tracts 31 and 32 of ALTAMONT SMALL FARMS in Section 15, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Southwesterly of a line parallel with and distant 100 feet Southwesterly measured at right angles from the center line of the main track of the railway of the Great Northern Railway Company as now located and constructed, said center line being more particularly described as follows:

Beginning at a point on the Northerly boundary of said Section 15, distant 412.2 feet Easterly from the Northwest corner thereof; thence Southeasterly along a straight line making a Southeasterly included angle of 41 degrees 02' with said Northerly boundary, a distance of 6,629.8 feet, more or less, to an intersection with the Easterly boundary of said Section 15, at a point distant 926.4 feet Northerly from the Southeast corner thereof.

SAVING AND EXCEPTING from the above-described premises, that portion thereof conveyed by the Great Northern Railway Company to Klamath County, a political subdivision of the State of Oregon, by deed dated October 12, 1942, recorded September 11, 1944, in Book 168 at page 557, Deed Records of Klamath County, Oregon.

FURTHER EXCEPTING all that part of Tracts 30, 31 and 32 of ALTAMONT SMALL FARMS lying between the Southwesterly right of way line of the Great Northern Railway Company and a line parallel with and distant 25 feet Southwesterly, measured at right angles, from said Southwesterly right of way line.