

'02 OCT 3 AM 11:06

Vol M02 Page 56598

RETURN TO:
William P. Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

'02 OCT 3 AM 11:06

State of Oregon, County of Klamath
Recorded 10/03/2002 11:06 a. m.
Vol M02, Pg 56598-99
Linda Smith, County Clerk
Fee \$ 56⁰⁰ # of Pgs 2

MTL 1396-4086

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

ASSIGNMENT OF RENTS

FOR VALUE RECEIVED, the undersigned who is the beneficiary or beneficiary's successor in interest under that certain trust deed dated September 6, 1994, executed and delivered by Harvey W. Houston and Charleen K. Houston, grantor, to William P. Brandsness, trustee, in which South Valley State Bank is the beneficiary, recorded on September 8, 1994, in volume No. M94 on page 28356 of the Microfilm Records of Klamath County, Oregon, and modified by instruments recorded as follows:

Dated: November 12, 1998
Recorded: December 7, 1998
Volume: M98, page 44641, Microfilm Records of Klamath County, Oregon

Dated: October 26, 1999
Recorded: November 10, 1999
Volume: M99, page 44904, Microfilm Records of Klamath County, Oregon

Dated: January 31, 2000
Recorded: February 7, 2000
Volume: M00, page 3869, Microfilm Records of Klamath County, Oregon

Dated: May 31, 2000
Recorded: June 2, 2000
Volume: M00, page 20000, Microfilm Records of Klamath County, Oregon

Dated: May 29, 2001
Recorded: June 18, 2001
Volume: M01, page 28945, Microfilm Records of Klamath County, Oregon

Dated: August 27, 2001
Recorded: August 29, 2001
Volume: M01, page 44028, Microfilm Records of Klamath County, Oregon

and conveying real property in said county described as follows:

Lots 30, 31, 32, 33, 34 and 35, Block 17, INDUSTRIAL ADDITION TO THE
CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon

and that certain Assignment of Rents from Harvey W. Houston and Charleen K. Houston to South Valley State Bank dated September 6, 1994, recorded September 8, 1994, in Volume M94, page 28363, Microfilm Records of Klamath County, Oregon, modified by the Partial Release of Assignment of Rents recorded April 22, 1999, in Volume M99, page 14866, Microfilm Records of Klamath County, Oregon

hereby grants, assigns, transfers and sets over to Weldon Houston and Ruth Houston, Trustees of the Weldon and Ruth Houston Family Trust, hereinafter called assignee, and assignee's heirs, personal representatives, successors and assigns all of the beneficial interest in and under said trust deed and assignment of rents, 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 and assignment of rents.

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 assignment of rents 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 obligations secured by said trust deed the sum of not less than \$195,994.49 principal, plus interest at the rate of 8.25% from May 11, 2002, until paid; and late fees of \$120.

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.



South Valley Bank & Trust,
fka South Valley State Bank

By [Signature]
Name: GARY BEDELL
Title: SR VP Credit Admin.

STATE OF OREGON)
) ss.
County of Klamath)

[Signature] Personally appeared before me this 2 day of October, 2002, GARY BEDELL as SR VP Credit Admin. of South Valley Bank & Trust, formerly known as South Valley State Bank, and acknowledged the foregoing instrument to be its voluntary act and deed.

[Signature]
Notary Public for Oregon
My Commission expires: 2-9-03