

03 MAY 27 PM 2:24

Vol M03 Page 35575

State of Oregon, County of Klamath
Recorded 05/27/2003 2:24 p m.
Vol M03 Pg 35575-76
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

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

Grantor: James K. Ward as Personal Representative of the Estate of Joyce K. Ward

Grantee: James K. Ward, David V. Ward, Michelle Ann Ward and Michael Jason Ward

After recording, return to: AMERITITLE / Collection Escrow Dept.
222 S. Sixth Street
Klamath Falls, OR 97601

Consideration: Distribution of Estate

FOR VALUE RECEIVED, the undersigned who is the beneficiary or beneficiary's successor in interest under that certain trust deed dated January 26, 2001, executed and delivered by GLN Management, Inc., grantor, AmeriTitle, trustee, in which Joyce K. Ward is the beneficiary, recorded on February 1, 2001, in book/reel/volume No: M01 on page 4194, of the Mortgage Records of Klamath County, Oregon, and conveying real property in said county described as follows:

As shown on attached Exhibit A

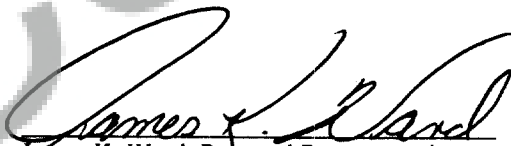
hereby grants, assigns, transfers and sets over to James K. Ward, David V. Ward, Michelle Ann Ward and Michael Jason Ward hereinafter called assignee, and assignee's heirs, personal representatives, successors and assigns, all his beneficial interest in and under said trust deed, together with the notes, moneys and obligations therein described or referred to, with the interest thereon, and all rights and benefits whatsoever accrued or to accrue under said trust deed.

The undersigned hereby covenants to and with said assignee that the undersigned is the beneficiary or his successor in interest under said trust deed and is the owner and holder of the beneficial interest therein; that he has good 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 \$133,493.99 with interest thereon from January 22, 2003.

In construing this instrument and whenever the context hereof so requires, the masculine gender includes the feminine and the neuter and the singular includes the plural.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal; if the undersigned is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its Board of Directors.

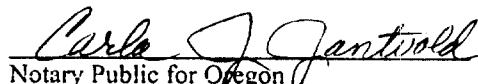
Dated the 27th day of May, 2003.


James K. Ward, Personal Representative

STATE OF OREGON)
)
County of Klamath) ss

This instrument was acknowledged before me on the 27th day of May, 2003, by James K. Ward, as Personal Representative.




Notary Public for Oregon
My Commission Expires: 2/9/07

26✓

PARCEL 1:

Beginning at a point on the Northerly line of Main Street, which is South 89 degrees 18' East a distance of 862.2 feet along the Northerly line of Main Street from the Southeast corner of Block 57, SECOND HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon; thence North 0 degrees 42' East a distance of 254.5 feet, more or less, to a point which is 20 feet distant Southwesterly at right angles from the Southwesterly line of the U.S.R.S. Canal right of way; thence South 68 degrees 52' East and parallel with the Southwesterly line of said canal right of way and 20 feet distant Southwesterly at right angles therefrom a distance of 52.6 feet, more or less, to a point; thence South 0 degrees 42' West a distance of 234.5 feet, more or less to the Northerly line of Main Street; thence North 89 degrees 18' West along the Northerly line of Main Street a distance of 50 feet to the place of beginning, all in WILLIAMS ADDITION to the City of Klamath Falls, Oregon; and beginning at a point on the Northerly line of Main Street, which is South 89 degrees 18' East a distance of 912.2 feet along the Northerly line of Main Street from the Southeast corner of Block 57, SECOND HOT SPRINGS ADDITIONS to the City of Klamath Falls, Oregon; thence North 0 degrees 42' East a distance of 234.5 feet, more or less, to a point which is 20 feet distant Southwesterly at right angles from the Southwesterly line of the U.S.R.S. Canal right of way; thence South 75 degrees 22 1/2' East parallel with the Southwest line of said canal right of way and 20 feet distant Southwesterly at right angles therefrom a distance of 55 feet, more or less to the Northwest corner of that parcel of land deeded to Dr. A. A. Soule, April 24, 1923; thence in a Southerly direction and parallel to Mortimer Avenue, a distance of 214.8 feet, more or less, to the Northerly line of Main Street; thence Westerly along the Northerly line of Main Street a distance of 50 feet to the place of beginning, all in Williams Addition.

PARCEL 2:

Beginning at a point which is South 89 degrees 19' East a distance of 1062.2 feet, East along the Northerly line of Main Street from the Southeasterly corner of Block 57 of SECOND HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon; thence North 0 degrees 42' East a distance of 191.25 feet to a point which is 20 feet distant Southwesterly at right angles from the Southwesterly line of the U.S. Reclamation Service Main Canal Right of Way; thence in a Northwesterly direction and parallel with the Southwesterly line of said canal right of way and 20 feet distant at right angles therefrom a distance of 101.25 feet, more or less, to a point; thence South 0 degrees 42' West a distance of 214 feet, more or less to the Northerly line of Main Street; thence South 89 degrees 18' East a distance of 100 feet to the place of beginning lying and being in the unplatted portion of Williams Addition to the city of Klamath Falls, Oregon, and in the South half of the Southeast quarter of the Southwest quarter of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3:

Beginning at a point which is South 89 degrees 18' East a distance of 1067.2 feet along the Northerly line of Main Street from the Southeasterly corner of Block 57 of SECOND HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon; thence North 0 degrees 42' East a distance of 185.75 feet, more or less, to a point which is 20 feet distant Southwesterly at right angles from the Southwesterly line of the U.S. Reclamation Service Main Canal right of way; thence in Northwesterly direction and parallel with the Southwesterly line of the said canal right of way and 20 feet distant at right angles therefrom a distance of 5.18 feet to the Northeast corner of that piece of land deeded to Eve Soule by Herbert Lang and Jennie Lang, as recorded in Volume 105 at page 47 of Klamath County Deed Records; thence South 0 degrees 42' West a distance of 187.15 feet, more or less, to a point on the Northerly line of Main Street; thence South 89 degrees 18' East along the Northerly line of Main Street a distance of 5.0 feet to the point of beginning, lying and being in the unplatted portion of Williams Addition to the City of Klamath Falls, Oregon, and in the S1/2 SE1/4 SW1/4 of Section 28, Township 38 South, Range 9 East of the Willamette Meridian.

Subject to the following:

1. That certain trust deed in which GLN Management, Inc. is the grantor, AmeriTitle is the trustee, and US Bank is the beneficiary, recorded in the office of the Klamath County Clerk in volume # m91, page 4181.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, road or highways.
3. Ordinance #5526, vacating the alley between the Southerly boundary of the United States Bureau of Reclamation "A" Canal and North of the herein described property, recorded April 25, 1966 in Volume M66, page 3643, Microfilm Records of Klamath County, Oregon.
4. An easement created by instrument, subject to the terms and provisions thereof,
Dated: April 29, 1986
Recorded: June 19, 1986
Volume: M86, page 10667, Microfilm Records of Klamath County, Oregon
In favor of: City of Klamath Falls, Oregon
For: Laying, constructing operating, maintaining, changing, relocating, removing and/or replacing a geothermal pipeline.
5. An easement created by instrument, subject to the terms and provisions thereof,
Dated: April 25, 1986
Recorded: June 19, 1986
Volume: M86, page 10670, Microfilm Records of Klamath County, Oregon
In favor of: City of Klamath Falls, Oregon
For: Laying, constructing operating, maintaining, changing, relocating, removing and/or replacing a geothermal pipeline.
6. Right of First Refusal, subject to the terms and provisions thereof;
Dated: April 12, 1991
Recorded: May 29, 1991

Volume: M91, page 10029, Microfilm Records of Klamath County, Oregon
Owners: Ward's Klamath Funeral Home, Inc., James Ward, Joyce Ward and GLN Management
Purchasers: Eternal Hills Memorial Gardens, Inc.

Boim, Herlings & Dilacchi
803 Main St. Ste 201

Ret: Klamath Falls, OR
97601

541-884-8101