

03 DEC 30 AM 11:11

NJC-1396-5031

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ASSIGNMENT OF TRUST DEED BY BENEFICIARY

James H. Patton and Margie G. Patton, 3907 Redondo Way Klamath Falls, OR 97603

State of Oregon, County of Klamath Recorded 12/30/03 11:11 am Vol M03 Pg 93844-93845 Linda Smith, County Clerk Fee \$ 26.00 # of Pgs 2

To Assignor Advantage Funding Inc. 1920 Rock Springs Dr. Las Vegas, NV 89128 Assignee

After recording, return to (Name, Address, Zip): Neal G. Buchanan 435 Oak Ave. Klamath Falls, OR 97601

FOR VALUE RECEIVED, the undersigned who is the beneficiary or the beneficiary's successor in interest under that certain trust deed dated September 5, 1996 \* , executed and delivered by Christy A. Bartlett \*and signed September 20, 1996 , grantor, to AmeriTitle , trustee, in which James H. Patton and Margie G. Patton, or the survivor thereof, is the beneficiary, recorded on September 20, 1996, in book/reel/volume No. M96 on page 29986, and/or as fee/file/instrument/microfilm/reception No. 25491 (indicate which) of the Records of Klamath County, Oregon and conveying real property in that county described as follows:

See Exhibit A which is made a part hereof by this reference.

AMERITITLE has recorded this instrument by request as an accomodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

hereby grants, assigns, transfers, and sets over to Advantage Funding Inc., a Nevada corporation, 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 \$54,946.85 with interest thereon at the rate of 9.5 percent per annum from (date) October 8, 2003

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 December 12, 2003

James H. Patton Margie G. Patton

STATE OF OREGON, County of Klamath ) ss. This instrument was acknowledged before me on December 12, 2003, by James H. Patton and Margie G. Patton This instrument was acknowledged before me on by as of



Marsha Cobine Notary Public for Oregon My commission expires 11-7-07

26.00 AM

EXHIBIT "A"  
LEGAL DESCRIPTION

93845

Lot 1, Block 2, TRACT NO. 1203, COUNTRY VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM a tract of land situated within Lot 1, Block 2, TRACT NO. 1203, COUNTRY VILLAGE, a duly recorded subdivision, said tract more particularly described as follows:

Beginning at a point on the Easterly right of way line of Debbie Drive, said point being North 208.45 feet from the Southwest corner of said Lot 1, said point also situated South 74 degrees 22' 53" West 815.93 feet from the Northeast corner of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence along the arc of a curve to the left (radius = 230.00 feet, central angle = 01 degree 02' 20") 4.17 feet; thence East 72.04 feet; thence South 50.00 feet; thence West 72.00 feet; thence North 45.83 feet to the point of beginning, with bearings based on said TRACT NO. 1203, COUNTRY VILLAGE.

TOGETHER WITH a 1978 SHELX 2U Mobile Home, Oregon License #X148183 and Serial #H24608293 which is situate on the real property described above.

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