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State of Oregon, County of Klamath
Recorded 07/23/2004 9:56 a m
Vol M04 Pg 48258-9
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

OREGON
COUNTY OF KLAMATH
038808300145

ASSIGNMENT OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS: That SOUTHERN MORTGAGE ACQUISITION, INC. located at 4041 ESSEN LANE, BATON ROUGE, LOUISIANA 70809, the owner of a Mortgage (and of the indebtedness secured thereby) made by HAMMOND, BRYAN D., HAMMOND, CAROL D., to COAST SECURITY MORTGAGE, INC., for \$ 64000.00, on NOVEMBER 30, 1995, and recorded in Official Record Book, at page , instrument number , of the Public records of KLAMATH County, Oregon, for Ten Dollars (\$10.00) and for other good and valuable consideration received from, BANKERS TRUST COMPANY OF CALIFORNIA, N.A., THREE PARK PLAZA, IRVINE, CALIFORNIA 92714, as custodian or trustee under the applicable custodial or trust agreement at or before the ensembling and delivery of these presents, the receipt whereof is hereby acknowledged, does hereby assign and transfer, without recourse, the same mortgage, including all written modifications thereto, if any, of record, note and the indebtedness secured thereby, and the moneys due and become due thereon, with all interest thereon from the effective date hereof as set forth below, to BANKERS TRUST COMPANY OF CALIFORNIA, N.A., and its successors and assigns forever on this the 11th day of MARCH, 1996, but effective as of the 12th day of MARCH, 1996.

This assignment is not subject to the requirements of Section 275 of the Real Property Law because it is an assignment of the secondary mortgage market. Mortgage recorded on 12/1/95 Bk 95 Pg 32822 Inst. # 9907*

IN WITNESS WHEREOF, SOUTHERN MORTGAGE ACQUISITION, INC. has caused these presents to be executed in its name, and its corporate seal to be affixed hereto, by its proper officers on the date set forth above but to be effective on the date set forth above.

(CORPORATE SEAL)

Signed, sealed and delivered
in the presence of:

SOUTHERN MORTGAGE ACQUISITION, INC.

By: Kim Melancon
Name: KIM MELANCON

Robin P. Campbell
Name: ROBIN P. CAMPBELL
Title: Vice President

By: Yvette Urouhart
Name: YVETTE UROUHART

ATTEST: Stephen Staid
Name: STEPHEN STAID
Title: Assistant Secretary

STATE OF LOUISIANA
PARISH OF EAST BATON ROUGE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and Parish aforesaid to take acknowledgements, personally appeared ROBIN P. CAMPBELL and STEPHEN STAID, well known to me to be the Vice President and Assistant Secretary respectively of SOUTHERN MORTGAGE ACQUISITION, INC. in the foregoing instrument, and that they severally acknowledged executing the same in the presence of two subscribing witnesses and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS MY hand and official seal in the Parish and State last aforesaid this 11th day of MARCH, 1996.

Michelle Guidroz
Notary Public, MICHELLE GUIDROZ
COMMISSIONED IN THE PARISH OF EAST BATON ROUGE

STATE OF LOUISIANA
MY COMMISSION IS FOR LIFE.
(Notary Seal)

RECORD AND RETURN TO :
HANOVER CAPITAL PARTNERS LTD.
POST OFFICE BOX 3980
EDISON, NJ 08818-3980

This instrument was prepared by:
KIM MELANCON
United Companies Lending Corporation
P. O. Box 1591
Baton Rouge, LA 70821

3907

12-01-95A10:39 RCVD

38808300145

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WHEN RECORDED MAIL TO:

RECORD AND RETURN TO:
HANOVER CAPITAL PARTNERS LTD.
POST OFFICE BOX 3980
EDISON, NJ 08818-3980

COMPANY

48259

Loan No. 8300145

[Space Above This Line For Recording Data]

K-48556
DEED OF TRUST

THIS DEED OF TRUST ("Security Instrument") is made on NOVEMBER 9, 1995 .

The grantor is BRYAN D. HAMMOND AND CAROL D. HAMMOND, AN ESTATE IN FEE SIMPLE AS TENANTS BY THE ENTIRETY.

("Borrower").

The trustee is KLAMATH COUNTY TITLE COMPANY

The beneficiary is COAST SECURITY MORTGAGE, INC., A CALIFORNIA CORPORATION

("Trustee").

which is organized and existing under the laws of CALIFORNIA
address is 500 NORTH STATE COLLEGE, SUITE 800
ORANGE, CALIFORNIA 92668

, and whose

Borrower owes Lender the principal sum of SIXTY FOUR THOUSAND AND 00/100*****

("Lender").

Dollars (U.S. \$ 64,000.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on DECEMBER 1, 2025.

This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in KLAMATH County, Oregon:
LOT 10 FAIR ACRES NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.
A.P.N.: 3809-35DC-6600

which has the address of 1251 WIARD DRIVE

[Street]

Oregon 97603

("Property Address");

[Zip Code]

KLAMATH FALLS
[City]