

2007-000876
Klamath County, Oregon



00013106200700008760030036

01/18/2007 08:23:57 AM

Fee: \$31.00

Recording Requested By/Return To: **When Recorded Return to:**
T.D. Service Company
1820 E. First St., Suite 210
Santa Ana, CA 92705

ASSIGNMENT OF DEED OF TRUST

For Value Received, the undersigned holder of a Deed of Trust (herein "Assignor") whose address is
One City Boulevard West, Orange, CA 92868

does hereby grant, sell, assign, transfer and convey, unto **Mortgage Electronic Registration
Systems, Inc., its successors and assigns**

, a _____ organized and existing under the laws of **PO Box 2026, Flint, MI 48501-2026**

_____ (herein "Assignee"),

whose address is _____,

a certain Deed of Trust, dated 02/23/05, made and executed by

JOHNNY R. VANCE and KAREN K. VANCE

to ASPEN TITLE & ESCROW Trustee,

upon the following described property situated in KLAMATH FALLS, State

of Oregon:

"LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF"

Such Deed of Trust having been given to secure payment of **eighty-nine thousand two hundred fifty
and 00/100 (\$ 89,250.00)**

which Deed of Trust is of record in Book, Volume, or Liber No. M05 , at page 14930

(or as No. _____) of the COUNTY Records of KLAMATH

County, State of Oregon, together the note(s) and obligations therein described, the money due and to
become due thereon with interest, and all rights accrued or to accrue under such Deed of Trust.

Page 1 of 2

SNSC Loan No: 0000224149

MIN: 1000305-0000224149-6

MERS Phone: 1-888-679-6377



3 2 0 7 0 2 6 D T 1

750-3OR (Rev 08/04)

SNSC #574

SEND ANY NOTICES TO ASSIGNEE

TO HAVE AND TO HOLD, the same unto Assignee, its successors and assigns, forever, subject only to the terms and conditions of the above-described Deed of Trust.

IN WITNESS WHEREOF, the undersigned Assignor has executed this Assignment of Deed of Trust on 03/07/2005 .

Argent Mortgage Company, LLC
(Assignor)

By:

DAVID LEE - AGENT

This Instrument Prepared By: Argent Mortgage Company, LLC

Address: 2603 Main Street Irvine, CA 92614

Tel. No.: (888)311-4721

State of California
County of Orange

On 03/07/2005 before me, MALI WRIGHT
personally appeared DAVID LEE

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which is the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

MALI WRIGHT

(Seal)

Loan Number: 0072102155 - 9503

Page 2 of 2



1. Effective Date: February 4, 2005 at 8:00 AM
2. Title to the Fee Simple estate in the land described herein or referred to in this Preliminary Report is at the effective date hereof vested in:

JOHNNY R. VANCE.
3. The land referred to in this Preliminary Report is situated in the County of Klamath, State of Oregon and is more fully described as follows:

Lot 2, Block 10, FIRST ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Schedule B of the Policy or Policies to be issued will contain the following exceptions unless removed prior to issuance.

GENERAL EXCEPTIONS:

- A. Taxes of assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public record; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public record.
- B. Any fact, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
- C. Easements, or claims of easement, not shown by the public records, reservations of exceptions in patents or in acts authorizing the issuance thereof, water rights, claims or title to water.
- D. Any lien, or right to lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
- E. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts, which a correct survey would disclose.

Note: If an ALTA Extended Coverage Loan Policy is desired, Exceptions A through E may be modified or eliminated from the policy based upon receipt and review of additional evidence of insurability, including but not necessarily limited to the following:

- (a) Proof that there are no parties in possession or claiming to the right to be in possession other than the vessees herein and that there are no existing leases or tenancies.
- (b) Proof that there are no statutory liens for labor or material, including liens for contributions due to the State of Oregon for unemployment compensation and for workmen's compensation which have not gained or hereafter may gain priority over the lien of the insured mortgage, which liens do not now appear of record.